THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
Suite 150
200 Richard Jones Road
Nashville, Tennessee 37215

BOOK 7678 PAGE 751

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Dale Jennings Brown, et ux	SAME	Map 83-9
(NAME)	(NAME)	
104 South 16th Street		Parcel 474
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37206		FB #23W 14325
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of FIFTY SIX THOUSAND AND NO/100---------- ($56,000.00) Dollars.

REGISTER'S OFFICE DAVIDSON COUNTY, TN
OCT 17 12 12 PM '88

INSTRUMENT REFERENCE

7 8 6 4 9

PAUL L. HITE, JR. and wife, BRENDA M. HITE

have this day bargained and sold, and do hereby transfer and convey unto the said DALE JENNINGS BROWN and wife, JESSIE LYNN H. BROWN the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING Lot No. 13 and part of the easterly 25 feet of Lot No. 10 on the Map of Lindsley Park Addition, as of record in Book 547, page 76, Register's Office for said County.

BEGINNING at a point in the westerly margin of South 16th Street, said point being the common corner of Lots Nos. 12 and 13 on said plan; thence along the line between the Lots 12 and 13 in a westerly direction 150.0 feet to a point in the east boundary line of Lot No. 10, thence in a northerly direction along the line between Lots 10, 11 and 12, 107.0 feet, more or less to the southerly line of an alley; thence along the said line of said alley in a westerly direction 25.0 feet to a point; thence in a southerly direction 208.0 feet, more or less, to a point in the northerly line of Lot No. 17; thence in an easterly direction along the northerly line of Lot No. 17 25.0 feet to a point in the westerly line of Lot No. 16; thence in a northerly direction along the westerly line of Lot No. 16, 38.0 feet, more or less, to the northwest corner of Lot No. 16; thence continuing in the same direction with the westerly terminus of a 10 foot alley, 10.0 feet to a point at the southwest corner of Lot No. 13; thence in an easterly direction along the southerly line of Lot No. 13 and the northerly line of said alley a distance of 150.0 feet to the westerly margin of South 16th Street; thence along the said margin of said street, a distance of 53.0 feet to the point of beginning.

INCLUDED in this description, but specifically EXCLUDED therefrom is that portion of the property, 25 feet by 107 feet, more or less, conveyed to L.R. Van Tassel et ux. by deed of record in Book 5135, page 700, Register's Office for Davidson County, Tennessee, described as follows:

SEE REVERSE SIDE FOR REMAINDER OF LEGAL DESCRIPTION

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 56,000.00

Subscribed and sworn to before me this the 14th day of October 19 88

My Commission expires: 3/11/90 (Affix Seal)

Affiant

Notary Public

The improved property, known as 104 South 16th Street, Nashville, Tennessee 37206
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 14th day of October, 19 88, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Paul L. Hite
PAUL L. HITE, JR.

Brenda M. Hite
BRENDA M. HITE

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Mitchell A. Watts, *a Notary Public in and for said County and State* Paul L. Hite, Jr. and wife, Brenda M. Hite

the within named bargainor S, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 14th *day of* October, *19* 88.

Mitchell A. Watts *Notary Public*

Commission expires 3/11/90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____*self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

LEGAL DESCRIPTION CONTINUED

Beginning at a point in the common corner between Lots 12 and 13, which is located in the east boundary line of Lot No. 10, thence in a northerly direction along the line between Lots 10, 11, and 12, 107 feet, more or less, to the southerly line of an alley; thence along said line of said alley in a westerly direction, 25.0 feet to a point; thence in a southerly direction, 107.0 feet, more or less, to a point; thence in an easterly direction to a point of beginning in the easterly boundary line of Lot No. 10.

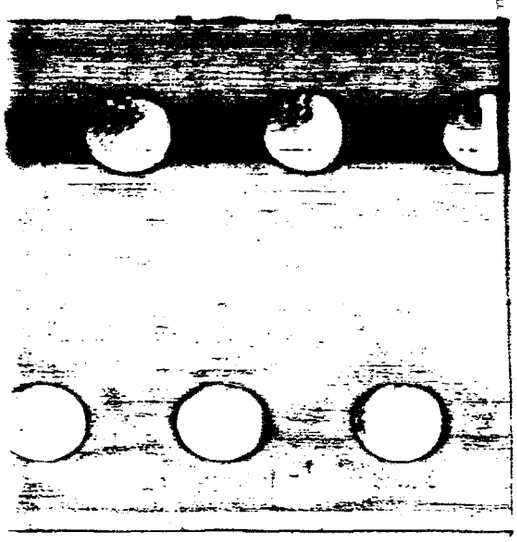
BEING the same property conveyed to Paul L. Hite, Jr. and wife, Brenda M. Hite, by deed from Michael F. Ventola and wife, Betty R. Ventola, of record in Book 7491, page 60, Register's Office for Davidson County, Tennessee.

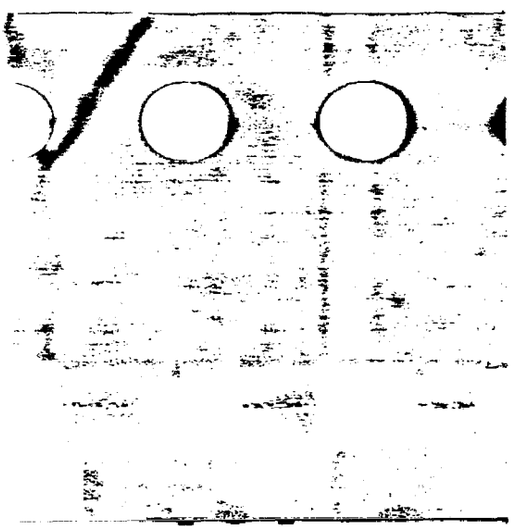
7500 10/17 0101 03CHECK 191.30

WARRANTY DEED

FROM
Paul L. Hite, Jr. and wife,
Brenda M. Hite

TO
Dale Jennings Brown and wife,
Jessie Lynn H. Brown





OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7678 PAGE 753

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 56000.00
CON TX 184.80
PRFEE 0.50
WDEED 6.00
TOTAL 191.30
CHECK 191.30

10/17/88 01 12:17 0001 7500

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.6 6.4 9.

IDENTIFICATION REFERENCE

Oct 17 12 12 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 144287