THIS INSTRUMENT WAS PREPARED BY:
M. NORRIS JENKINS, ATTORNEY AT LAW
Suite 230 - 392 Harding Place, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Scott B. Thomas 1836 Cromwell Nashville, TN 37215	Same	Map 158-11 Parcel 8 and 9

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged;

we, Hebert Victor Braren and wife, Nancy H. Braren

hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto
Scott B. Thomas and wife, Susan M. Thomas

hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Nos. 30 and 31 on the Plan of Forrest Trails, as of record in Book 3700, pages 24 and 25, Register's Office for said County.

Said Lot No. 30 fronts 202.0 feet on the northerly margin of Old Hickory Blvd. and runs back 449.0 feet on the westerly line and 430.9 feet on the easterly line to a dead line in the rear, on which it measures 205.0 feet.

Said Lot No. 31 is described as beginning at an iron stake in the northerly margin of Old Hickory Boulevard and being the southeast corner of said Plan; thence in a westerly direction 25 feet along the northerly margin of Old Hickory Blvd. to a concrete monument; thence leaving Old Hickory Blvd. in a northerly direction along the easterly line of Lot No. 30, 430.9 feet to a concrete monument; thence in a westerly direction along the rear lines of Lot Nos. 30, 29 and 38, 588.5 feet to a concrete monument; thence in a northerly direction along the rear lines of Lot Nos. 21 and 20, 383.1 feet to an iron pin; thence in an easterly direction along the line between Lot Nos. 31 and 32, 499.1 feet to an iron pin; thence in a southerly direction South 3 degrees 18' West 371.40 feet to an iron pin; thence continuing in a southerly direction South 3 degrees 17' West 428.50 feet to an iron pin, being the point of beginning.

Being the same property conveyed to Herbert Victor Braren and wife, Nancy H. Braren by deed from Roy T. Primm, Jr. and wife, Cathryn B. Primm of record in Book 5344, page 403, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a 10 foot easement for public utilities and drainage, 40 foot building setback line from side lines, 75 foot building setback line from rear line, 125 foot building

setback line from Old Hickory Boulevard, and conditions of Owner's Certificate of record in Book 3700, pages 24 and 25, Register's Office for said County, (as to Lot 30); and a 10 foot easement for public utilities and drainage, 10 foot easement for public utilities and drainage and a bridle easement along the north, south and west lines of premises, 25 foot access easement along the east line, 40 foot building setback line from side lines, 75 foot building setback line from rear, 125 foot building setback line from Old Hickory Boulevard, and conditions of Owner's Certificate of record in Book 3700, pages 24 and 25, Register's Office for Davidson County, Tennessee (as to Lot 31).

unimproved ( )
This is improved (X) property, known as 1912 Old Hickory Blvd. Nashville, TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and assigns, to warrant and defend title against the lawful claims of all persons whomsoever. Wherever 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 22nd day of December, 1988.

Herbert Victor Braren
HERBERT VICTOR BRAREN

Nancy H. Braren
NANCY H. BRAREN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Herbert Victor Braren and Nancy H. Braren, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of December, 1988.

My Commission Expires:
2/12-89

Phyllis Keenan
NOTARY PUBLIC

NOTARY PUBLIC DAVIDSON COUNTY

96980

Dec 28 12 48 PM '88

RUSH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 7737 PAGE 416

The actual consideration or value whichever is greater, for this transfer is $190,000.00.

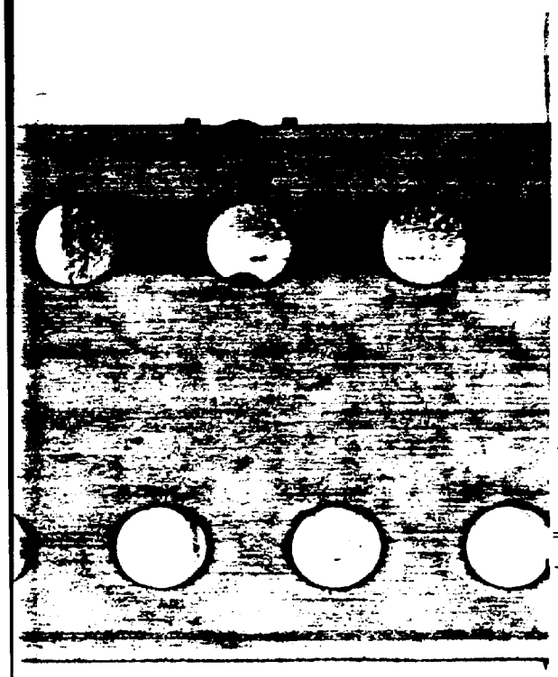
John S. Whalley
AFFIANT

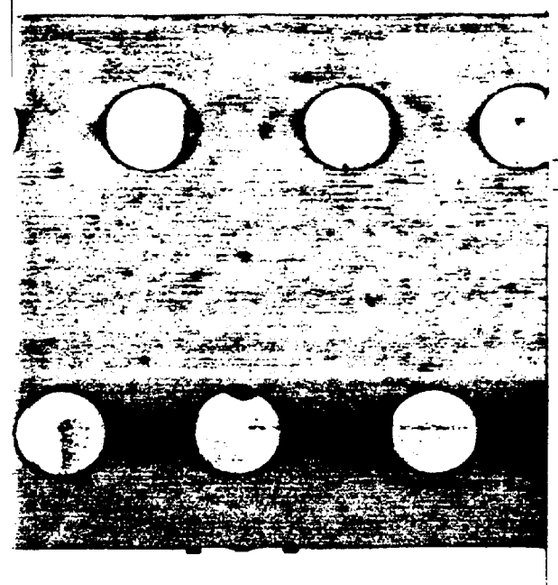
Subscribed and sworn to before me this 22nd day of December, 1988.

My Commission Expires:

2/12-89

NOTARY PUBLIC





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

RECEIVED OF _____

FOR _____

BOOK 7737 PAGE 417

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 190000.00
CON TX 627.00
PRFEE 0.50
WDEED 9.00
TOTAL 636.50
CHECK 636.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/28/88 01 12:49 0001 1660

969980

IDENTIFICATION

DEC 28 12 48 PM '88

No. 167785