BOOK 7749 PAGE 302

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF January, 19 89

Notary Public

MY COMMISSION EXPIRES: 5/13/89

(AFFIX SEAL)

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

NAME / ADDRESS NEW OWNER(S) AS FOLLOWS	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES	MAP-PARCEL NUMBERS
James H. Brown	Same	Map081-11
(NAME)	(NAME)	
1622 Emerald Drive		Par. 98
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37218		02W-34015
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED. Joseph F. Rosenberg as Successor Executor for the will of Anne Brown filed in Will Book 164, page 752, Probate Court for Davidson County Tennessee, case #91559, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James H. Brown

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING Lot No. 2 on the unrecorded Map of Smith and Bishop's Resubdivision of certain lots of J. M., T. J. and G. W. Harding's Addition, as of record in Book 21, page 80, Register's Office for Davidson County, Tennessee, and being known as the westerly part of Lot No. 258 on said Harding Addition.

SAID Lot No. 2 fronts 50 feet on the east side of 21st Avenue North and runs back between parallel lines 139 feet to a dead line.

BEING the same property conveyed to Anne Brown by deed from Lura R. Trail, a widow, of record in Book 4242, page 581; Book 4323, page 483 and Book 6378, page 314, Register's Office for Davidson County, Tennessee. The William Brown referred to in Book 4323, page 483 and Hermie Lewis, Trustee, referred to in Book 6378, page 314, predeceased Anne Brown. Now, the said Anne Brown having since died and by the Will in Will Book 164, page 752, appointed Joseph F. Rosenberg as Successor Executor of said Will as shown in the Probate County for Davidson County, Tennessee, Case No. 91559.

This conveyance subject to such easements, setback lines and Restrictive Covenants of record in Register's Office for Davidson County, Tennessee, along with a sewer easement across said Lots 1 to 5 inclusive, for the use and benefit of all property owners of Lots 1 to 9 inclusive, that connect with said sewer line, together with easement for right of ingress and egress thereto, for the purpose of maintaining said sewer line and sewer connections thereto for Lots 1 to 9, inclusive.

Taxes for 1989 have been pro-rated and assumed by Grantee(s).

00599

IDENTIFICATION REFERENCE

JAN 11 10 19 AM '89

FELIX Z WILSON II REGISTER DAVIDSON COUNTY, TN

5189 01/11 0101 03CHECK 138.50

This is improved (X) unimproved ( ) property, known as 1726 21st Avenue North Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever Whereever 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 my hand this 10th day of January, 19 89

Joseph F. Rosenberg, Executor

Joseph F. Rosenberg, Successor Executor

STATE OF TENNESSEE }
Davidson COUNTY }

BOOK 7749 PAGE 303

Personally appeared before me, _____
(Name of natural person executing the instrument)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that __he__ executed the within instrument for the purposes therein contained. Witness my hand, at office, this _____ day of _____ 19_____.

My Commission Expires _____

_____
Notary Public

STATE OF TENNESSEE }
Davidson COUNTY }

(AFFIX SEAL)

Personally appeared before me, Joseph F. Rosenberg, Successor Executor for the Estate of Anne Brown
(Name of officer) (Offical capacity of officer)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that __he__ executed the within instrument for the purposes therein contained, and who further acknowledged that __he__ is the

Successor Executor for the Estate of Anne Brown
("attorney-in-fact" or "president" or "general partner")

of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this 10th day of January 19 89.

My Commission Expires 5/13/89

_____
Notary Public

(AFFIX SEAL)

WARRANTY DEED

FROM

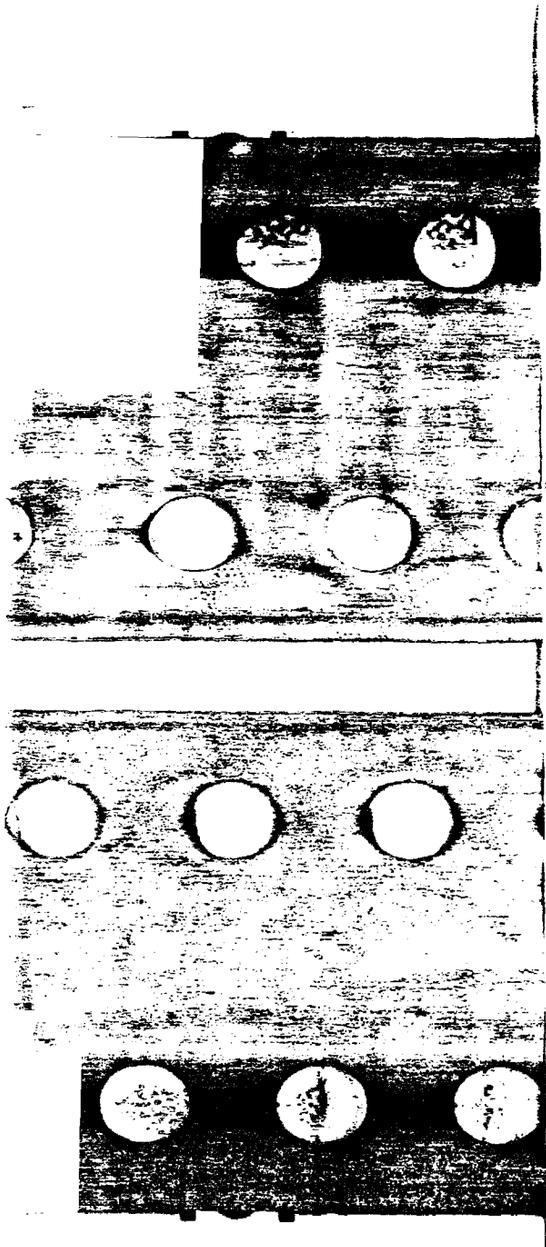
Joseph F. Rosenberg, Successor Executor for the Estate of Anne Brown

TO

James H. Brown

This form compliments of:

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679



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

RECEIVED OF _____

FOR _____

BOOK 7749 PAGE 304

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 40000.00
CON TX 132.00
PRFEE 0.50
WDEED 6.00
TOTAL 138.50
CHECK 138.50

01/11/89 01 10:20 0001 5189

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00599

IDENTIFICATION REFERENCE

JAN 11 10 39 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 171856