This Instrument Prepared By:

GORDON & BOTTORFF, P.C.
Attorneys at Law
5201 Maryland Way
Brentwood, Tennessee 37027
(615) 373-4242

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
M/M J. D. Brown 5056 Luker Antioch, TN 37013	1st Tennessee Bank National Assoc. P.O. Box 84 Memphis, TN 37101	162-6-6

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $71,020.35.

Jonathan David Brown
Affiant

Subscribed and sworn to before me this 31st day of March, 1989.

Mary L. Stuckwell
Notary Public

My Commission Expires: 10-2-89

FELIX Z WILSON, TRUSTEE DAVIDSON COUNTY, TN
APR 4 4 18 PM '89
IDENTIFICATION REFERENCE
21992

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FOR AND IN CONSIDERATION OF the sum of TEN AND 00/100 DOLLARS ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, LINDA HEFLIN has bargained and sold, and by these presents do hereby transfer and convey unto JONATHAN DAVID BROWN and wife, RACHEL BROWN, their heirs, successors and assigns, all their right, title and interest in certain real property described as follows, to wit:

Being Lot #16 on the Plan of Colewood Acres, Section 1, as in Book 3700, Page 59, said Register's Office.

Being the same property conveyed to LINDA HEFLIN from CHARLES R. SCHLACTER and wife, ROBIN P. SCHLACTER by Deed of record in Book 6755, page 641, Register's Office, Davidson County, Tennessee.

As part of the consideration for this conveyance, JONATHAN DAVID BROWN and wife, RACHEL BROWN have agreed to assume the indebtedness secured by an existing Deed of Trust executed by Charles R. Schlacter and wife, Patsy L. Schlacter to Ralph E. Kelly and Thomas F. Baker, IV, Trustees of record in Book 5635, page 424, said Register's Office, to secure to First Tennessee Bank, National Association, Memphis, Tennessee, the payment of one note dated August 8, 1980, in the original principal amount of $48,800.00.

This conveyance is further subject to:

1. 1989 real property taxes.

2. Restrictive covenants contained in instrument of record in Book 4003, page 11, said Register's Office.

3. The Plan of record in Book 3700, page 50, said Register's Office, shows an owner's certificate, a 30-foot minimum building setback line from Luker Lane and a 10-foot easement for public utility and drainage purposes and a 20-foot public utility and drainage easement with 8-inch sewer and a 25x25-foot utility anchor easement.

TO HAVE AND TO HOLD said property, with the appurtenances, estate, title and interest thereto belonging to JONATHAN DAVID BROWN and wife, RACHEL BROWN their heirs, successors and assigns forever.

AND LINDA HEFLIN does covenant with the said JONATHAN DAVID BROWN and wife, RACHEL BROWN that she is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and same is unencumbered except for those matters hereinabove mentioned.

AND LINDA HEFLIN does further covenant and bind herself, her heirs and representatives to warrant and forever defend the title to the said real property to the said JONATHAN DAVID BROWN and wife, RACHEL BROWN, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 31st day of March, 1989.

Linda Heflin

LINDA HEFLIN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LINDA HEFLIN 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 this 31st day of March, 1989.

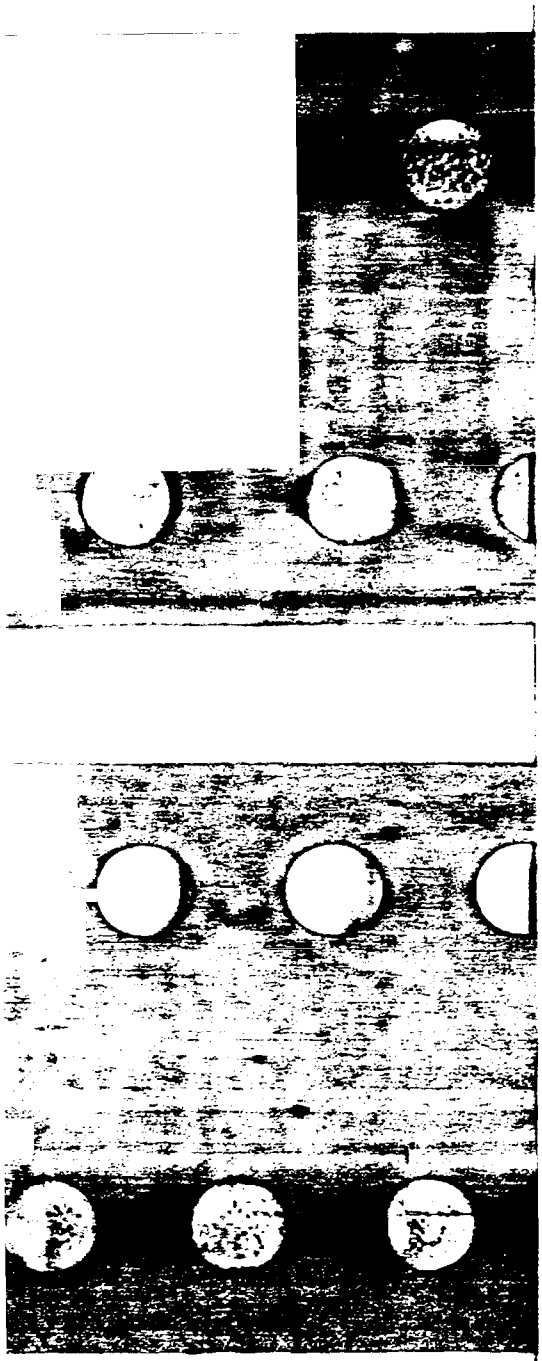
Mary L. Nicholson

Notary Public

My Commission Expires: 10-2-89

NOTARY PUBLIC AT LARGE
MARY LYNN HALL

2297 04/04 0101 03CHECK 240.00



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7809 PAGE 78

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 71020.35
CON TX 234.35
ERR CO
CON TX 234.35-
CON TX 234.30
PRFEE 0.50
UNSED 6.00
TOTAL 240.80
CHECK 240.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/04/89 01 16:19 0001 2297

21992

IDENTIFICATION REFERENCE

APR 4 4 18 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 196729