BOX 10

WARRANTY DEED

BOOK 7816 PAGE 585

THIS INDENTURE, made and entered into on this 12th day of April, 1989, by and between

EDNA M. BROWN, An Unmarried Woman

party of the first part, and

Kaul Morgan Williams

party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10 00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 21 on the plan of Pontotoc Subdivision, of record in Book 547, page 113, Register's Office for said County.

Said Lot No. 21 fronts 60 feet on the southerly margin of Pontotoc Avenue and extends back between parallel lines 157 feet to a dead line.

Being the same property conveyed to Edna M. Brown, unmarried by deed from John B. Fulcher and wife, Elizabeth Fulcher of record in Book 5412, page 56, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth in the above referenced plan of record.

Also conveyed herein is the easement of record in Book 5412, page 53, said Register's Office.

247.7.6.

IDENTIFICATION REFERENCE

APR 13 2 01 PM '89

FELIX Z WILSON REGISTER
DAVIDSON COUNTY, TENN.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Julia C. Marquess
WITNESS

Edna M. Brown
EDNA M. BROWN

Jaqueline G. Fleming
WITNESS
Jaqueline G. Fleming

BOOK 7816 PAGE 586

STATE OF TENNESSEE, COUNTY OF SHELBY

Personally appeared before me, a Notary Public in and for said State and County, Davidson

EDNA M. BROWN, An Unmarried Woman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25 day of March.

Jacqueline G. Flemings
Notary Public

My commission expires: Nov. 12, 1990

(FOR RECORDING DATA ONLY)

Property Address 2102 Pontotoc Avenue
Nashville, TN 37206

Mail Tax Bills to: (Person or Agency responsible for payment of taxes)

City Federal Savings Bank
c/o CityFed Mortgage Company
30 Warder Street

Springfield, OH 45501

This instrument prepared by:

Patricia Spicer Carden, Attorney

101 Westpark Drive, Suite 350

Brentwood, TN 37027

State Tax .....$.....

Register's Fee 50

Recording Fee 6.00

Total .....$.....

T.G. #

Return to:

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is

$ 68,000.00,

which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Karl Morgan Williams
Affiant

Subscribed and sworn to before me this 25 day of March, 1989.

Jacqueline G. Flemings
Notary Public

My commission expires: Nov. 12, 1990

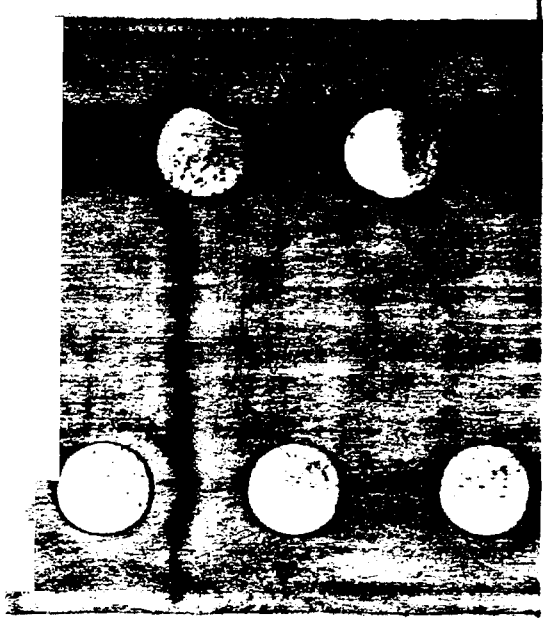
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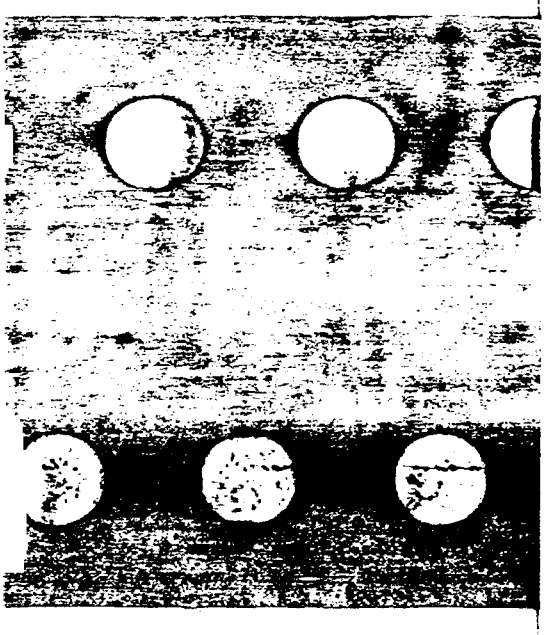
27W 16390
083-03-0-089.00

5604 04/13 0101 03CHECK 230.5

COMPLIMENTS OF MID-SOUTH TITLE INSURANCE CORPORATION

MST A Title Policy is a Vital Policy





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

RECEIVED OF _____

FOR _____

BOOK 7816 PAGE 587

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	68000.00
MTX	224.40
PRFEE	0.50
WDEED	6.00
TOTAL	230.90
CHECK	230.90

04/13/89 01 14:01 0001 5604

2 4 7.7.6

IDENTIFICATION REFERENCE

APR 13 2 01 PM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 199992