BOOK 7827 PAGE 436 FORM No WD-1 Bod 53

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000.00

Jerry W. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April, 19 89

Evelyn D. Wright
Notary Public

MY COMMISSION EXPIRES: 1/23/93

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
VICKY V. KLEIN, ATTORNEY — 405 Two Mile Pike — Goodlettsville, Tennessee 37072

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO MORTGAGEE	MAP-PARCEL NUMBERS
JERRY W. BROWN (NAME)	Same (NAME)	PART OF
154 Dellway Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	MAP 24-00
Nashville Tn. 37207 (CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	PAR. 144

FOR AND 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, WE, WILLIAM A. BATES, JR. and wife, HAZEL M. BATES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JERRY W. BROWN and wife, BRENDA J. 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:

Land in the Second District of Davidson County, Tennessee, being Tract One, as shown on an unrecorded survey made by Donald R. Carver, Tennessee Land Surveyor, License No. 271, dated 2/28/89 described as follows:

TRACT ONE: Beginning at an iron pin in the western margin of Brick Church Pike, said point being the southwest corner of the property of James T. Hannaford, III, as of record in Deed Book 6125, page 829, Register's Office for Davidson County, Tennessee, and being the southeast corner of this tract; thence with Brick Church Pike, S 24 deg. 10' 40" W 33.08 feet to the point of a curve; thence with a curve to the right, delta of 99 deg. 04' 15", radius of 25.00 feet, length of 43.23 feet, chord bearing of S 73 deg. 42' 21" W 38.04 feet to a point in the margin of Shaw Road; thence with a curve to the left, delta of 13 deg 10' 30", radius of 482.48 feet, length of 110.94 feet, chord bearing of N 63 deg. 20' 46" W 110.70 feet to an iron pin; thence leaving the margin of Shaw Road, N 00 deg. 26' 00" E 1347.80 feet to an iron pin; thence S 86 deg. 37' 00" E 169.65 feet to an iron pin on the line of James T. Hannaford, III; thence with line of Hannaford, S 01 deg. 18' 00" W 1346.90 feet to the point of beginning, containing 5.01 acres, more or less.
INCLUDED in this conveyance is an ingress and egress easement fifty (50) feet wide, across Tract Two as shown on the aforesaid survey, said fifty (50) feet easement being adjacent to the west of this Tract and extends back 150.00 feet from the margin of Shaw Road.

Being a portion of the same property conveyed to William A. Bates,Jr., and wife, Hazel M. Bates, by deed of record in Book 6602, page 562, Register's Office for Davidson County, Tennessee.

unimproved (XX) This is improved ( ) property, known as # (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 heir 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 covey 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. 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 27th day of April 19 89

Hazel M. Bates
HAZEL M. BATES

William A. Bates Jr.
WILLIAM A. BATES, JR.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM A. BATES, JR. and wife, HAZEL M. BATES

the bargainor 5, 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 GOODLETTSVILLE, Tennessee, this 27th day of April, 19 89

Commission expires 1/23/93

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____

My commission expires _____

Notary Public

28503

WARRANTY DEED

FROM

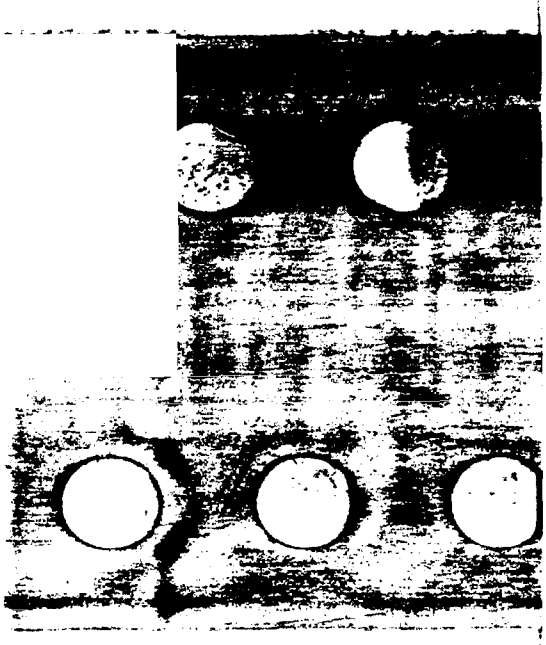
TO

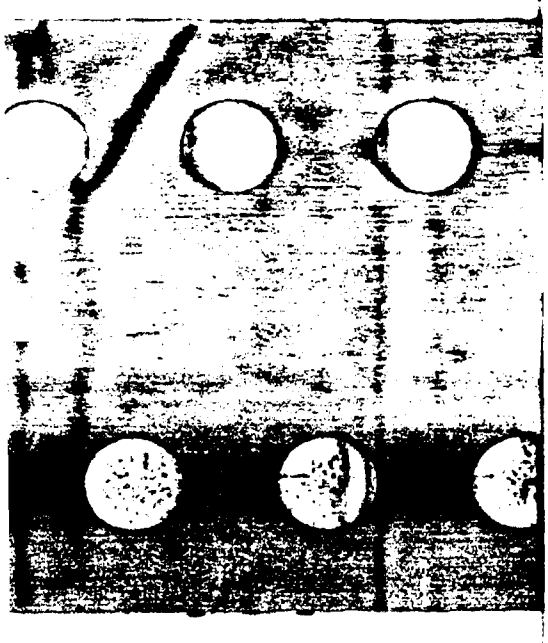
Apr 28 10 41 AM '89

RETURN TO:

EAST END TITLE & ESCROW, INC.
405 Two Mile Pike
Goodlettsville, Tennessee 37072

0166 04/28 0101 03CHECK 89.00





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7827 PAGE 438

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 25000.00
CON TX 82.50
PRFEE 0.50
[illegible] 6.00
TOTAL 89.00
CHECK 89.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/28/89 01 10:42 0001 0166

APR 28 10 41 AM '89

28594

No. 204494