Box 14
3622
9A980121-6

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Douglas Aaron Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May, 89

Notary Public

MY COMMISSION EXPIRES: 3/3/93

(AFFIX SEAL)

BOOK 7830 PAGE 973

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas Aaron Brown (NAME)	Fidelity Federal Savings & Loan (NAME)	147-2-91
216 Garrett Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	6DU-21625
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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, WE, Margaret D. Fox, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Douglas Aaron Brown and wife, Deborah Rainey Sims 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 Davidson County, Tennessee, being Lot No. 162, Section 1, Revised, Caldwell Hall of record in Book 2900, page 57, 58, & 59, revised and corrected in Book 3030, page 53, Register's Office for Davidson County, Tennessee.

Said Lot No. 162, fronts 80 feet on the northerly side of Garrett Drive and runs back 158.9 feet on the easterly lot line and 158.4 feet on the westerly lot line to a line in the rear which measures 80 feet thereon.

Being the same property conveyed to Margaret D. Fox by deed from Billy C. Dotson and wife, Joanne P. Dotson as of record in Book 3850, page 836, said Register's Office.

This conveyance is made subject to:

The Plan of record in Book 2900, page 57, 58, & 59, revised and corrected in Book 3030, page 53, said Register's Office, shows an Owner's Certificate, a 40 foot minimum building setback line from Garrett Drive, a 10 foot public utility and drainage easement on the northerly rear line, and a 5' easement for underground telephone cable & wire along the westerly side line.

Restrictions contained in instrument of record in Book 2929, page 117, and amended in Book 2997, page 93, said Register's Office.

This is (unimproved) (XX) property, known as 216 Garrett Drive, Nashville, Tennessee 37211
(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. 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 her hand this 1st day of May, 19 89

Margaret D. Fox

Margaret D. Fox

STATE OF TENNESSEE
Davidson County

BOOK 7830 PAGE 974

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Margaret D. Fox, unmarried

the 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 and official seal at Nashville, Tennessee, this 1st day of May, 1989.

Notary Public

Commission Expires 3/7/93

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

Notary Public

Commission Expires _____

2212 05/02 010 RECORDING 54.00

WARRANTY DEED

FROM

Margaret D. Fox

TO

Douglas Aaron Brown and wife,
Deborah Kelley Sims Brown

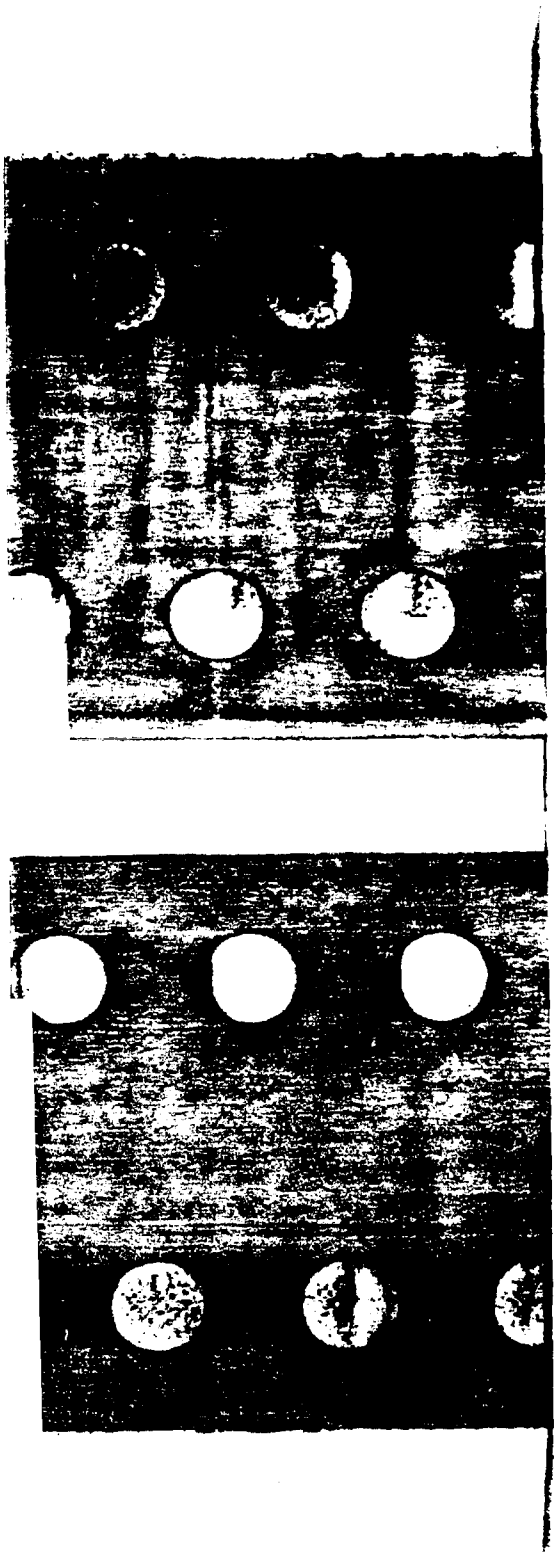
Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

29630

IDENTIFICATION

MAY 2 3 14 PM '89

FELIX Z. WILSON TI REGISTER
DAVIDSON COUNTY, TN



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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 75000.00
CON TX 247.50
PRFEE 0.50
WDEED 6.00
TOTAL 254.00
CHECK 254.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/02/89 01 15:16 0001 2212

29630

IDENTIFICATION REFERENCE

MAY 2 3 15 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 205696