THIS IN

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 7901 PAGE 223

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LEONARD Q. BROWN	FIDELITY FEDERAL SAVINGS AND	Map 150-9-A
(NAME)	(NAME)	
3036 Owendale Drive	401 Union Street	Parcel 64
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tennessee 37013	Nashville, Tennessee 37219	F.B.#2D76358
(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, BRUCE N. HOBBS and wife, LYNN P. HOBBS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LEONARD Q. BROWN and wife, DEBORAH K. BROWN

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 218 on the Plan of Forest View Park Section VII, as of record in Plat Book 6900, page 162 amended in Book 7430, page 753, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Bruce N. Hobbs and wife, Lynn P. Hobbs by deed from Fox Ridge Company, a Limited Partnership of record in Book 7456, page 642, said Register's Office.

This conveyance is made subject to: (1) 1989 Taxes, which have been prorated and assumed by the Grantees; (2) Declaration of Covenants, Conditions and Restrictions of record in Book 7079, page 472 amended in Book 7235, page 411; and (3) All matters appearing on the Plan of record in Plat Book 6900, page 162 amended in Book 7430, page 753, said Register's Office.

As part of the consideration for this transfer, the Grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated January 25, 1988, in the original principal sum of $89,994.00, payable to Fidelity Federal Savings and Loan Association of Tennessee in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 7456, page 645 said Register's Office.

FILED & RECORDED
Jul 31 8 19 AM '89
IDENTIFICATION REFERENCE
5.3273

This is improved (XX) unimproved ( ) property, known as 3036 Owendale Drive, Antioch, Tennessee 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 26 day of July, 1989

Bruce N. Hobbs
BRUCE N. HOBBS

Lynn P. Hobbs
LYNN P. HOBBS

STATE OF ~~XXXXXXX~~ CALIFORNIA
COUNTY OF Ventura

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRUCE N. HOBBS and wife, LYNN P. HOBBS

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 26th day of July, 19 89.

My commission expires 10.19.1992 Notary Public

OFFICIAL SEAL
ARMANDO S. PEREZ
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
VENTURA COUNTY
My Commission Exp. Oct. 19, 1992

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ 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 _____ day of _____, 19____.

My commission expires _____ Notary Public _____

0108 07/31 0101 03CHECK 323.14

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,836.18

Deborah K. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July, 89

MY COMMISSION EXPIRES: 3/27/93 (AFFIX SEAL) Catherine Hensley
Notary Public

CATHERINE E. HENSLEY NOTARY PUBLIC STATE OF TENNESSEE

WARRANTY DEED

FROM

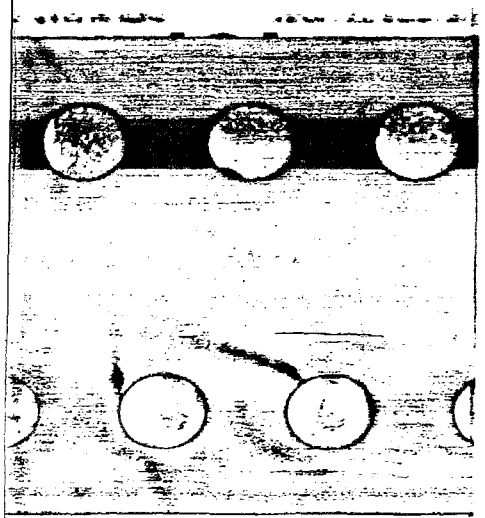
BRUCE N. HOBBS and wife, LYNN P. HOBBS

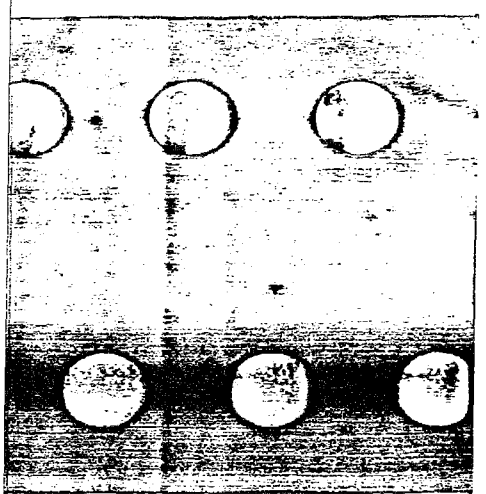
TO

LEONARD O. BROWN and wife, DEBORAH K. BROWN

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





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

RECEIVED OF _____

FOR _____

BOOK 7901 PAGE 225

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	95836.18
			CON TX	316.14
			PRFEE	1.00
			WDEED	6.00
			TOTAL	323.14
			CHECK	323.14
07/31/89		01	08:14 0001	0108

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.3.2 7 3.

IDENTIFI REFERENCE

Jul 31 8 13 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY

No. 233711