STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF August 19 89

Notary Public Linda S. Harris

MY COMMISSION EXPIRES: September 26, 1992
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
LINDA S. HARRIS, ATTORNEY ONE BURTON HILLS BLVD. SUITE 220 NASHVILLE, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary S. Brown	Park Avenue Mortgage, Inc.	162-06
(NAME)	(NAME)	
182 Old Tusculum Road	50 Century Blvd. Suite 200	102
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37214	05DU52803
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Robert L. Waggoner, Jr. and wife, Marie E. Waggoner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary S. 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:

BEING Lot No. 5 on the Plan of Tusculum Road Heights of record in Book 4300, page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert L. Waggoner, Jr., and wife, Marie E. Waggoner by deed from Wayne B. Smith, umarried of record in Book 6600, page 135, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 4409, page 223, said Register's Office.

This conveyance is subject to any and all existing easments of record.

5778 C

IDENTIF. REFERENCE

AUG 15 8 43 AM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

5714 08/15 0101 03CHECK 180.25

unimproved ( )
This is improved (XX) property, known as 182 Old Tusculum Road, Nashville, TN 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 our hand s this 2nd day of August 1989

Robert L. Waggoner, Jr.

Robert L. Waggoner Jr.

Marie E. Waggoner

Marie E Waggoner

STATE OF TENNESSEE
DAVIDSON
COUNTY OF the undersigned

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Robert L. Waggoner, Jr. and wife, Marie E. Waggoner

the bargainor S, 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 and official seal at Nashville, Tennessee, this 2nd day of August, 19 89.

Commission expires September 26, 1992

Linda S. Harris
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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 _____.

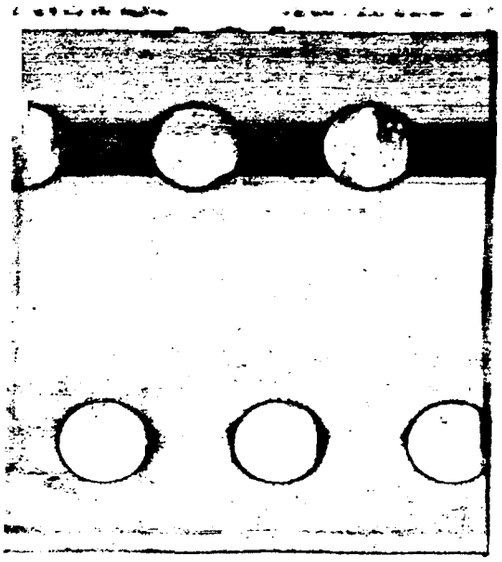
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

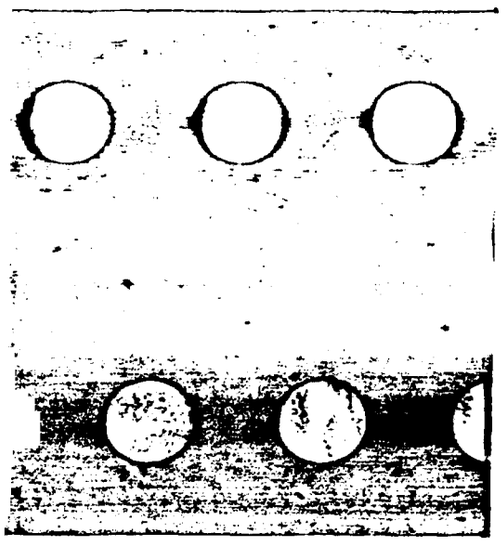
My commission expires _____

_____
Notary Public

WARRANTY DEED
FROM
ROBERT L. WAGGONER, JR. AND
WIFE, MARIE E. WAGGONER
TO
GARY S. BROWN

RETURN TO:
LINDA S. HARRIS, ATTORNEY
ONE BURTON HILLS BLVD.
SUITE 220
NASHVILLE, TN 37215





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7914 PAGE 803

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 52500.00
CON TX 173.25
PRFEE 1.00
WDEED 6.00
TOTAL 180.25
CHECK 180.25

08/15/89 01 08:45 0001 5714

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5778

IDENTIF. REFERENCE

AUG 15 8 43 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 233989