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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

X Edwin L. Grinder
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF August, 19 89

Lori Stephens
Notary Public

MY COMMISSION EXPIRES: October 9, 1991
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd., Suite 105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Austin Malley (NAME)	OWNER (NAME)	149-00-0
2378 Una Antioch Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	034.00
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	02DII 12810

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, Oscar Elwood Brogdon and wife, Eva Christine Brogdon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Austin Malley and Edwin L. Grinder, unmarried persons

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 in the Second, formerly Fifth Civil District, and Beginning at a point in the center of the Una-Antioch Pike at the northwest corner of the parcel of land conveyed to Clarence Nelson Carter and wife, Frances Lucille Carter, by deed of record in Book 2097, Page 45, of the Register's Office for Davidson County, Tennessee; running thence northwardly, with the center of said Una-Antioch Pike, 100 feet to the scutherly line of a parcel of land conveyed to Louise J. Benson and husband, Odie Benson, by deed dated October 14, 1952, and of record in Book 2098, Page 348, of the Register's Office for Davidson County, Tennessee, thence with said line North 81 degrees 25' East 345.5 feet to a point in the west line of Lot No. 5 on the Map showing Subdivision of the J. W. Morgan Lands as of record in Plan Book 3, Page 26, Chancery Court at Nashville, thence with said West line of said Lot No. 5, 70 feet to a point, the Northeast corner of said parcel of land conveyed to said Clarence Nelson Carter and wife, by deed of record in Book 2097, Page 45, of said Register's Office; thence with the northerly line of said Carter tract, South 75 degrees 10' West 327 feet to the point of beginning.

Being the same property conveyed to Oscar Elwood Brogdon and wife, Eva Christine Brogdon by deed from Anthony G. Brogdon, of record in Book 7927 Page 736, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (XX) property, known as 2378 Una Antioch Pike, Antioch, TN 37013
(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 24th day of August, 19 89

Oscar Elwood Brogdon Eva Christine Brogdon

Oscar Elwood Brogdon Eva Christine Brogdon

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Oscar Elwood Brogdon and wife, Eva Christine Brogdon

the bargainors, 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 Antioch, Tennessee, this 24th day of August, 19 89.

Lori Stephens Notary Public

Commission Expires October 9, 1991

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 _____

WARRANTY DEED

FROM
Oscar Elwood Brogdon and wife, Eva Christine Brogdon

TO
Austin Malley and Edwin L. [illegible]

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

6 U 6 8 7

IDENTIFICATION REFERENCE

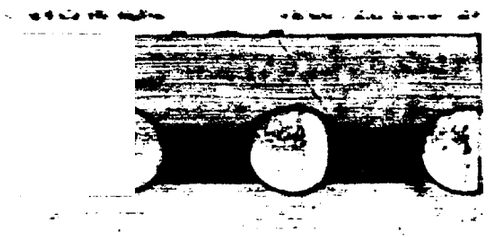
AUG 25 [illegible] AM '89

DAVIDSON COUNTY

9165 08/25 0101 03CHECK 106.00

OFFICIAL RECEIPT

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



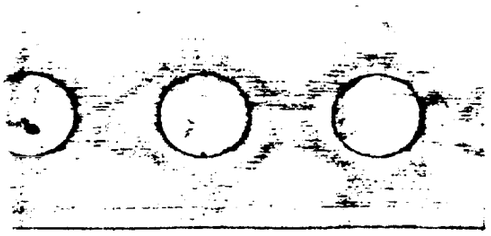
RECEIVED OF _____

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

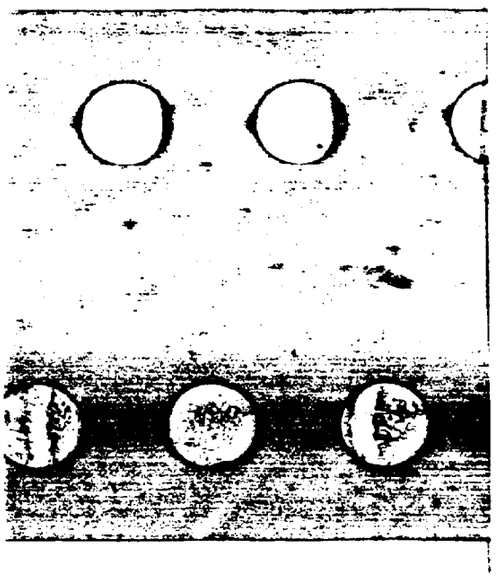
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL



MAMT 30000.00
ERR CO
MAMT 30000.00-
CAMT 30000.00
CON TX 99.00
PRFEE 1.00
WDEED 6.00
TOTAL 106.00
CHECK 106.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/25/89 01 09:50 0001 9165



60687

IDENTIFT REFERENCE

AUG 25 9 18 AM '89

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 242390