WARRANTY DEED BOOK 7948 PAGE 603

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PREPARED BY:

J. K. WOODARD
Attorney at Law
175 East Main Street
Metro Federal Savings & Loan Bldg.
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater for this transfer is $ 75,000.00.

Affiant

SWORN to and subscribed before me on this the 21st day of September, 1989.

NOTARY PUBLIC

My Commission Expires: Feb 29 1992

MORTGAGEE:
Kate Cullum
24 Carrington Rd.
Hendersonville, Tenn
37075

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Mr. Charles T. Jenkins	Same as Owner	034-13-0
1234 N. Gallatin Rd.		171 & 172
Madison Tenn. 37115		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named **GRANTEES** and other good and valuable consideration the receipt of which is hereby acknowledged, we, **EDDY BROWN and wife, JACQUELINE B. BROWN**, hereinafter called the **GRANTORS**, have bargained and sold and by these presents, do transfer and convey unto **CHARLES T. JENKINS**, hereinafter called **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lots Nos. 3 and 4 of Block "D" on the Plan of East Lawn of record in Book 547, Pages 153 and 154, Register's Office for said County. Said Lot No. 3 fronts 61.75 feet on the East side of Gallatin Pike, as widened and runs back between parallel lines along the South margin of Odette Street, 120 feet to a dead line, excluding however, the land conveyed to the State of Tennessee for highway purposes by an instrument of record in Book 2494, page 101, said Register's Office. Said Lot No. 4 fronts 77.23 feet on the South side of Odette Street and runs back between lines 120 feet on the East line and 123.5 feet on the West line to a dead line in the rear on which it measures 105.59 feet.

BEING the same property conveyed to EDDY BROWN by Deed from KATE A. CULLEN of record in Book 6972, Page 85, Register's Office for Davidson County, TN.

The said JACQUELINE B. BROWN joins in this conveyance to convey any marital or other rights she may have in said property by reason of her marriage to the said EDDY BROWN.

As part of the consideration for this conveyance, the Grantee assumes and agrees to pay the balance owing on a note in the original principal amount of $60,000.00 and secured by a Deed of Trust of record in Book 6972, Page 88, said Register's Office, payable to Kate A. Cullen, payable as set out therein.

This is improved property known as 1302 Gallatin Road North, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 hands this 21st day of September, 1989, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Eddy Brown
EDDY BROWN

Jacqueline B. Brown
JACQUELINE B. BROWN

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, EDDY BROWN and wife, JACQUELINE B. BROWN, the bargainors, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, TN, this the 28th day of September, 1989.

J. K. Woodard
NOTARY PUBLIC

My Commission Expires: Feb 29 1992

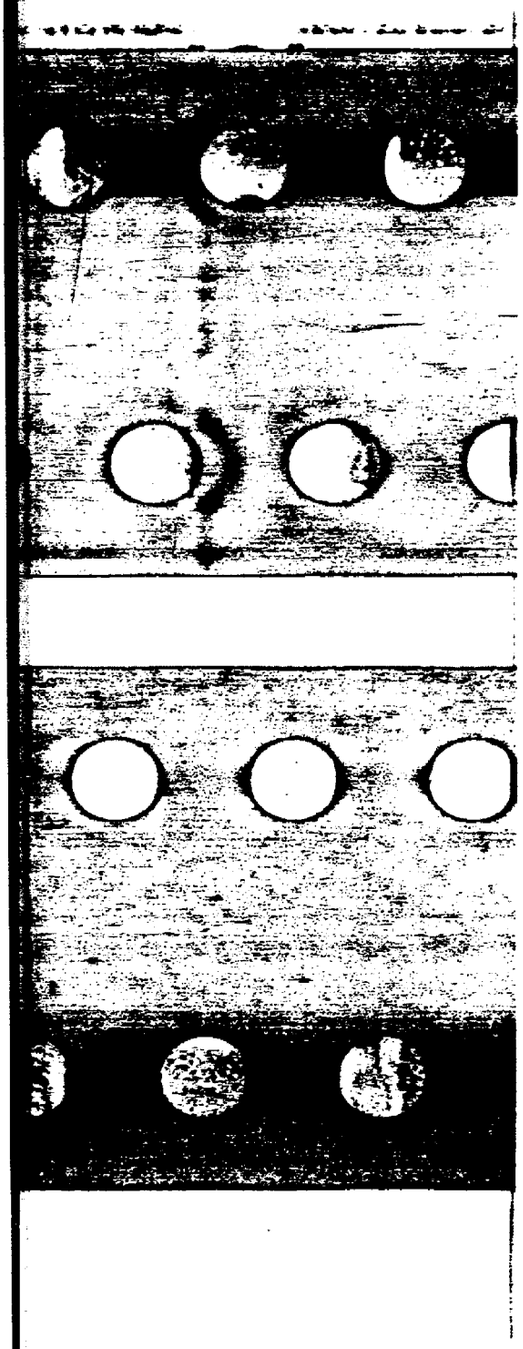
NOTARY PUBLIC AT LARGE STATE

IDENTIFICATION REFERENCE

SEP 29 9 05 AM '89

DAVIDSON COUNTY, TN

69971



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

RECEIVED OF _____

FOR _____

BOOK 7948 PAGE 605

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	1.00
WDEED	6.00
TOTAL	254.50
CHECK	254.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/29/89 01 09:05 0001 9244

6.9 9.7: 1.

IDENTIFICATION REFERENCE

SEP 29 9 03 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 253179