Box 18 (CMC)

CMCWP216 02/28/90 dr

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (FRD)
2700 First American Center
Nashville, Tennessee 37238

BOOK 8057 PAGE 473

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Martin S. Brown P. O. Box 22007 Nashville, TN 37202	Same	Map 158-7 Parcel 8

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, CATHRYN MARIE HIGH and CYNTHIA LEE LEDGERWOOD, an unmarried woman, ("Grantors") have bargained and sold, and by these presents do transfer and convey unto MARTIN S. BROWN ("Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Lot No. 105 on the Plan of Hillsboro Park, Section 3, of record in Book 2663, page 94, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Grantors by deed from James Bow, Joe Kraft and Mitchell Magie, Sr., as Trustees under the will of Maxine Wilson Bow, of record in Book 7928, page 112, said Register's Office.

This is improved property known as:

1916 Cromwell Drive, Nashville, Tennessee.

Said property is conveyed subject to the following matters:

1. 1990 taxes which have been prorated and assumed by Grantee;

2. Easement for transmission line of record in Book 2276, page 402, said Register's Office;

3. All matters reflected on the plan of record in Book 2663, page 94, said Register's Office.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, his heirs and assigns, forever. Grantors covenant that, subject to the matters set forth above, Grantors are lawfully seized and possessed of said land in fee simple, have good right to convey it, and that same is unencumbered.

Grantors further covenant and bind themselves and their heirs and representatives, to warrant and forever defend the title to said land to Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

The premises herein being conveyed is not the usual place of residence of Cathryn Marie High or her spouse.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS our hands this 2 day of March 1990.

Cathryn Marie High
CATHRYN MARIE HIGH

Cynthia Lee Ledgerwood
CYNTHIA LEE LEDGERWOOD

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, Cathryn Marie High, the within named 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, at office, this 2nd day of March, 1990.

Connie M. Cochran
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TN

My Commission Expires:

9/26/92

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, Cynthia Lee Ledgerwood, the within named 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, at office, this 2nd day of March, 1990.

Connie M. Cochran
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TN

My Commission Expires:

9/26/92

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 8057 PAGE 475

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $158,000.00.

Martin J Brown
Affiant

Sworn to and subscribed before me this 2nd day of March, 1990.

Connie M. Cartwright
Notary Public

NOTARY PUBLIC CONNIE M. LAW STATE OF TN

My Commission Expires:

9/26/92

9308 03/05 0101 03CHECK 531.40

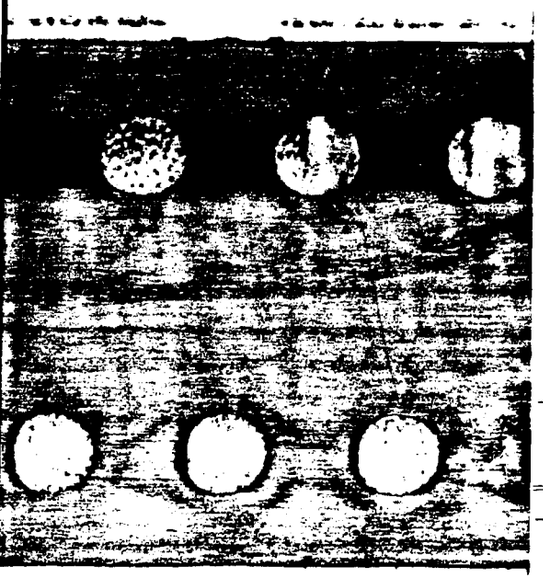
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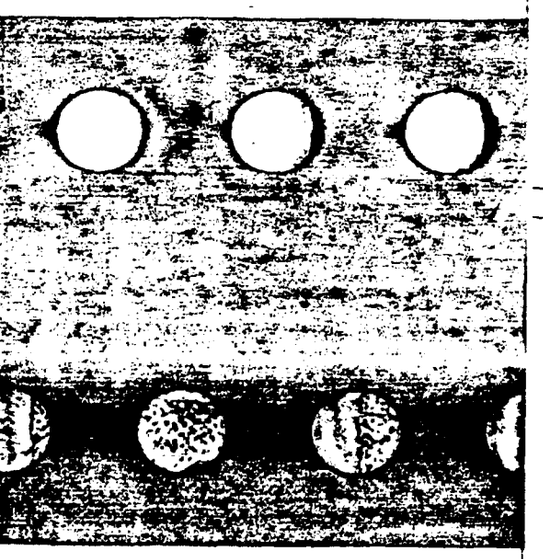
IDENTIF. REFERENCE

MAR 5 10 43 AM '90

DAVIDSON COUNTY TN.

RECORDER'S MEMO
Illegibility of Writing, Typing or Printing this Document Unsatisfactory When Received.





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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 158000.00
CON TX 521.40
PRFEE 1.00
WDEED 9.00
TOTAL 531.40
CHECK 531.40

03/05/90 01 10:41 0001 9308

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08132

IDENTIF. REFERENCE

MAR 5 10 43 AM '90

DAVIDSON COUNTY TN.

No. 297816