Bk 42

THIS INSTRUMENT PREPARED BY:
George R. Fusner, Jr.
White & Reasor
3305 West End Avenue
Nashville, TN 37203

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP/PARCEL NO.
Security Federal Savings and Loan Association of Nashville 616 Marriott Drive P.O. Box 305171 Nashville, TN 37230-5171	Same	116-16-B-28 116-16-B-22

BOOK 8106 PAGE 928

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, U. GRANT BROWNING, INDIVIDUALLY, AND D/B/A U. GRANT BROWNING COMPANY, ("Grantor") has bargained and sold, and by these presents does transfer and convey unto SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE, ("Grantee") its heirs, successors and assigns, a certain tract or parcel of land in Nashville, Davidson County, Tennessee (the "Property"), more particularly described on Exhibit A attached hereto and incorporated herein by reference.

This conveyance of the Property and all covenants and warranties contained herein are made expressly subject to those matters set forth in Exhibit B which is attached hereto and incorporated herein by reference.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $120,000.00.

Richard D. Morris V.P.
Affiant

SUBSCRIBED AND SWORN to before me, this 7th day of May, 1990.

Notary Public

2-15-93
My Commission Expires

TO HAVE AND TO HOLD the said Property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs, successors and assigns, forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, that he has a good right to convey it, and that the same is unencumbered except as set forth hereinabove.

Grantor further covenants and binds itself, its heirs, successors and assigns, to warrant and forever defend the title to the Property of the Grantee, its heirs, successors and assigns, against the lawful claims of all persons whomsoever.

Elizabeth M. Browning, the spouse of U. Grant Browning, hereby joins in this conveyance for the purpose of conveying any right she may have in the Property to Grantee by reason of her marriage to U. Grant Browning.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed on this 7th day of May, 1990.

GRANTOR:

U. GRANT BROWNING, Individually,
d/b/a U. GRANT BROWNING COMPANY

Elizabeth M. Browning
ELIZABETH M. BROWNING

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, George R. Fusner, Jr., a Notary Public of the State and County aforesaid, U. GRANT BROWNING, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of May, 1990.

Notary Public

My commission expires: 2-15-93

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Geroge R. Fusner, Jr., a Notary Public of the State and County aforesaid, ELIZABETH M. BROWNING, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of May, 1990.

Notary Public

My commission expires: 2-15-93

EXHIBIT A

Property Description

LAND in Davidson County, Tennessee, being Lot Nos. 22 and 28, The Iroquois of Nashville, as shown on plat of record in Plat Book 6250, pages 636 and 637, as revised in Book 6250, pages 723 and 724 and Book 6900, pages 61 and 62, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the property conveyed to U. Grant Browning Company by deed of record in Book 6989, page 821 as to Lot 28, and Book 6989, page 824 as to Lot 22, both of the Register's Office for Davidson County, Tennessee.

EXHIBIT B

Exceptions

1. 1990 Metropolitan Government of Nashville and Davidson County, Tennessee real property taxes; a lien, but not yet due and payable.

2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, power of attorney, and limitations on title set forth in restrictions recorded in Book 6684, pages 243 through 274, as amended by Book 6820, page 732, and in any allied instrument(s) referred to in said restrictions.

3. Storm Water Detention Agreement of record in Book 6400, page 650, Register's Office for Davidson County, Tennessee.

4. Easements, Set-Back lines and Restrictions shown on Plat recorded in Book 6900, pages 61 and 62, Register's Office for Davidson County, Tennessee.

25416

IDENTIFICATION

MAY 10 1 39 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RECEIPT 10701 05/10/90 15:39

406.00

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

RECEIVED OF _____

FOR _____

BOOK 8106 PAGE 931

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	120000.00
			CON TX	396.00
			PRFEE	1.00
			WDEED	9.00
			TOTAL	406.00
			CHECK	406.00
05/10/90	01		13:40 0001	0599

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

25418.

IDENTIFI REFERENCE

MAY 10 1 39 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 318062