THIS INSTRUMENT PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN.

BOOK 8123 PAGE 118

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

Mail

ADDRESS NEW OWNER:

GORDON N. BROWN ET UX
401 ELM STREET
MADISON, TN 37115

MAP/PARCEL NUMBER:

MAP 043-13-0
PARCELS 202 & 203

SEND TAX BILLS TO:

SAME

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $53,000.00, THIS 1ST DAY OF JUNE, 1990.

Gordon N Brown
AFFIANT

Subscribed and sworn to me, this the 1ST day of JUNE, 1990.

Notary Public
My commission expires: 5-11-92

30972

IDENTIF. REFERENCE

JUN 5 9 01 AM '90

FELIX Z. WILSON
DAVIDSON COUNTY TN.

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, LORETTA ANN KIRBY AND WILMA JOYCE WOODS, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said GORDON N. BROWN ET UX, ETTIE O. BROWN, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

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

This is improved property known as 335 ELM STREET, MADISON, TN 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, WE covenant that WE ARE lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

LARRY D. WOODS, husband of WILMA JOYCE WOODS, and DONALD RAY KIRBY, SR., husband of LORETTA ANN KIRBY, join in this conveyance for the sole purpose of conveying any right, title and interest they may have in and to the property described in Exhibit "A" attached hereto, marital or otherwise.

WE further covenant and bind OURSELVES and OUR heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 1ST day of JUNE, 1990.

Loretta Ann Kirby
LORETTA ANN KIRBY

Donald Ray Kirby Sr.
DONALD RAY KIRBY, SR.

Wilma Joyce Woods
WILMA JOYCE WOODS

Larry D. Woods
LARRY D. WOODS

WITNESSES:

Denise C. Ellis

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LORETTA ANN KIRBY ET VIR, DONALD RAY KIRBY, SR., the within named bargainors, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 1ST day of JUNE, 1990.

Denise C. Ellis
notary public

My commission expires: 5-11-93

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILMA JOYCE WOODS, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 1st day of June, 1990.

Denise C. Akins
notary public

My commission expires: 5-11-92

STATE OF FLORIDA :

COUNTY OF DUVAL :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LARRY D. WOODS, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at JACKSONVILLE, FLORIDA, on this the 26 day of May, 1990.

Mary Fin Stre
notary public

My commission expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. FEB 17,1993
BONDED THRU GENERAL INS. UND.

EXHIBIT 'A'

TRACT NO. 1: BEING Lot No. 20 in Block G on the plan of Forest Park Subdivision at Madison, Tennessee, as the same appears of record in Book 843, page 44, Register's Office of said County, and more particularly described as follows:

Said Lot No. 20 in Block G fronts 50 feet on the north side of Elm Street and runs back northerly between parallel lines 200 feet to a dead line.

BEING the same property conveyed to James R. Bradley et ux, Ethel Bradley, by Installment Deed from A.J. Linx, Trustee, of record in Book 853, page 382, Register's Office for Davidson County, Tennessee, the said James R. Bradley having since died, the property vested solely in his widow, Ethel Bradley. Ethel Bradley died testate on _____, and by her Last Will and Testament dated March 31, 1976, filed with the Probate Court of Davidson County, Tennessee, on May 17, 1990, the property vests solely in her heirs, Loretta Ann Kirby and Wilma Joyce Woods, the Grantors herein.

TRACT NO. 2: BEING Lot No. 21 in Block "G" on the plan of Forest Park Subdivision at Madison Tennessee as of record in Book 843, page 44, Register's Office for said County and more particularly described as follows:

Said Lot NO. 21 in Block "G" fronts 50 feet on the north side of Elm Street and runs back northerly between parallel lines 200 feet to a dead line.

BEING the same property conveyed to James Roberts Bradley et ux, Ethel Lee Bradley, by Warranty Deed from Ben C. Bradley et ux, Almira A. Bradley, of record in Book 1272, page 172, Register's Office for Davidson County, Tennessee, the said James Roberts Bradley having since died, the property vested solely in his widow, Ethel Lee Bradley. Ethel Lee Bradley died testate on _____, and by her Last Will and Testament dated March 31, 1976, filed with the Probate Court of Davidson County, Tennessee, on May 17, 1990, the property vests solely in her heirs, Loretta Ann Kirby and Wilma Joyce Woods, the Grantors herein.

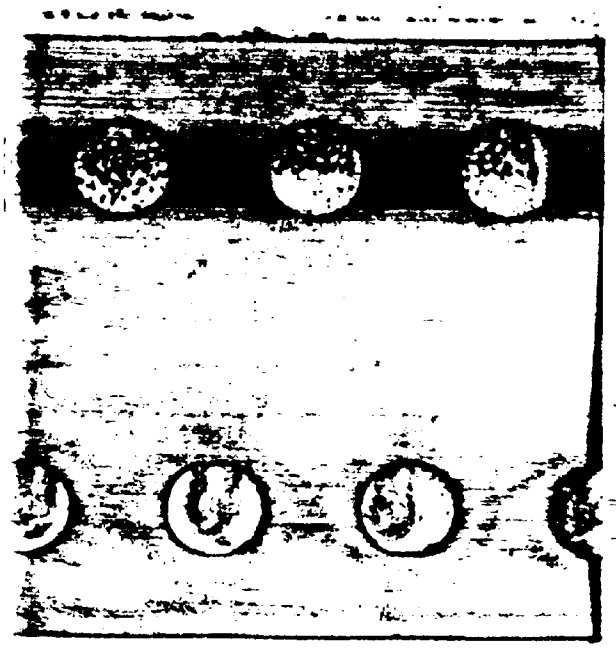
James R. Bradley and James Roberts Bradley were one and the same person. Ethel Bradley and Ethel Lee Bradley were one and the same person.

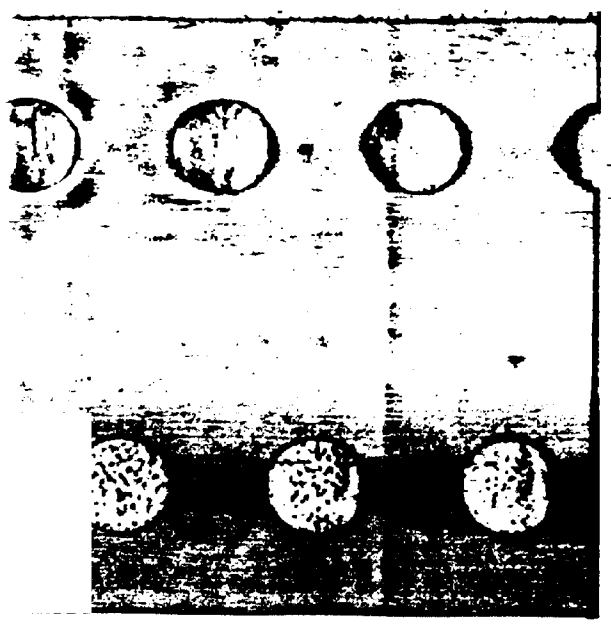
6991 06/05 0101 03CHECK 187.90

EXHIBIT 'B'

1. Real property taxes for 1990 and all future years.

2. Plat of record in Book 843, page 44, Register's Office for Davidson County, Tennessee





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8123 PAGE 122

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 53000.00
CON TX 174.90
PRFEE 1.00
WDEED 12.00
TOTAL 187.90
CHECK 187.90

06/05/90 01 09:00 0001 6991

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30972

IDENTIF. TREFERENCE

JUN 5 9 01 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 324684