RETURN TO:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

BOOK 8125 PAGE 212

PREPARED BY LARRY M. WARNER, ATTORNEY AT LAW
202 North Main Street, Suite 105, Crossville, Tennessee 38555

Map 52-16
P-091.00

WARRANTY DEED

For and in consideration of the sum of One Dollar ($1.00), cash in hand paid, and other good and valuable considerations not herein mentioned, receipt of all of which is hereby acknowledged, we, JESSE W. BROWN and wife, DIANE D. BROWN and JANRIS A. BROWN, being all the heirs of Buren B. Brown and wife, Pauline Brown (both now deceased), have this day bargained and sold and by these presents do hereby bargain, sell, transfer and convey unto NELL W. BURCHARD, her heirs and assigns the following described property.

A certain tract or parcel of land in Davidson County, Tennessee, bounded and described as follows:

Being Lot No. 38, on the Plan of Marlin Meadows, Section IV, as of record in Book 2133, pages 66 and 67, Register's Office for said County.

Said Lot No. 38 fronts 120 feet on the Easterly side of School Pass and runs back 145 feet on the Northerly line and 254.2 feet on the Southerly line, to a dead line, measuring 129 feet thereon.

Being the same property conveyed to Buren B. Brown and wife, Pauline Brown (both now deceased), by virtue of a deed from R. R. Mincy and wife, Mariam Mincy, dated January 22, 1955, of record in Book 2341, page 406, Register's Office, Davidson County, Tennessee. **

TO HAVE AND TO HOLD the above described property to the grantee herein named her heirs and assigns, in fee simple, forever.

We covenant with the grantee herein named, that we are lawfully seized and possessed of said real estate; have a good and lawful right to convey same, that it is free and unencumbered, except as above set out, and that we will forever warrant and defend the title thereto against the lawful claims of any and all persons whomsoever, and we bind our heirs by the above covenants.

This instrument was prepared from information furnished by the parties herein for which the preparer assumes no responsibility.

Preparer of this deed has not done a title examination and has no knowledge of the status of title.

** Pauline Brown predeceased Buren B. Brown. Buren B. Brown died January 3, 1990 leaving a Last Will and Testament naming his children, the Grantors herein as his sole legatees and devisees. Said Will is not of record, however, the property vests in the said Jesse W. Brown and Janris A. Brown, an unmarried person, as the sole heirs and next of kin of Buren B. Brown by operation of law.

Diane D. Brown, wife of Jesse W. Brown, joins in this conveyance for the purpose of conveying all of her right, title and interest she may have in this property, marital or otherwise.

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Witness our hands on this the 30th day of May, 1990.

Jesse W. Brown
JESSE W. BROWN

Diane D. Brown
DIANE D. BROWN

Janris A. Brown
JANRIS A. BROWN

STATE OF TENNESSEE

COUNTY OF CUMBERLAND

Before me, the undersigned authority, a Notary Public, in and for said State and County, personally appeared JESSE W. BROWN and wife, DIANE D. BROWN, with whom I am personally acquainted and who upon oath, acknowledged the execution of the foregoing instrument for the purposes therein contained and expressed.

Witness my hand and official seal of office on this the 30th day of May, 1990.

(SEAL)

Jeanette Potter
Notary Public

My commission expires: Aug 14, 1991.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public, in and for said State and County, personally appeared JANRIS A. BROWN, with whom I am personally acquainted and who upon oath, acknowledged the execution of the foregoing instrument for the purposes therein contained and expressed.

Witness my hand and official seal of office on this the 1ST day of June, 1990.

(SEAL)

Denise C. Allen
Notary Public

My commission expires: 5-11-92.

SEND TAX NOTICE TO
PROPERTY OWNER:

NELL W. BURCHARD
403 School Pass
Madison, TN 37115

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

The actual consideration or value of the property, whichever is greater, is $47,500.00, this 2nd day of June, 1990.

Affiant

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

Notary Public
My commission expires: 5-11-92

3.1614 IDENTIFICATION REFERENCE

JUN 6 2 23 PM

FELIX Z. WILSON JR. REG.
DAVIDSON COUNTY, TN

7331.00/0.0100 = 163.75



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 47500.00
CON TX 156.75
PRFEE 1.00
WDEED 6.00
TOTAL 163.75
CHECK 163.75

06/06/90 01 14:23 0001 7731

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3.1.6.1.4.

IDENTIFICATION REFERENCE

JUN 6 2 23 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 325412