STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,500.00

Billy W. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th DAY OF JUNE 1990

Notary Public

MY COMMISSION EXPIRES 8-5-92
(AFFIX SEAL)

RETURN TO:
GREATER NASHVILLE TITLE & CLOSING CO., 223 Madison St., S. 106, Madison, TN 37115

THIS INSTRUMENT WAS PREPARED BY

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Billy W. Brown and wife, Betty J. Brown	Same as New Owner	MAP 41-8-37
1334 Dalemere Drive	(NAME)	10D-34270
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Donna Ray Anthony, Limited Guardain for Hilda Mai Pittard, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Billy W. Brown and wife, Betty J. Brown

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION OF PROPERTY

5012 06/29 0101 03CHECK 219.55

JUN 29 8 36 AM '90

unimproved ( )
This is improved (X) property known as 1199 Old Hickory Boulevard, Madison, Tn 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, 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 my hand this 25th day of JUNE 19 90

Donna Ray Anthony, Limited Guardian
for Hilda Mai Pittard

DCTNGTW 12/88 First Data Corporation, Inc. 1-800-626-5427

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me the undersigned authority a Notary Public in and for said County and State, the within named Donna Ray Anthony, Limited Guardian for Hilda Mai Pittard

the 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 and official seal at _____ Madison _____, Tennessee, this 26th day of JUNE 90

Commission expires 8/5/90

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

BOOK 8141 PAGE 405

WARRANTY DEED

FROM:

DONNA RAY ANTHONY, LIMITED
GUARDAIN FOR HILDA MAI PITTARD

TO:

BILLY W. BROWN AND WIFE,
BETTY J. BROWN

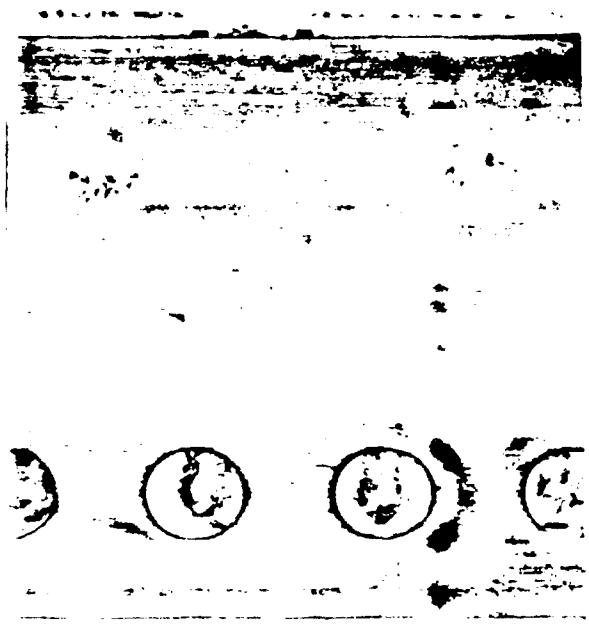
Greater Nashville Title
& Closing Company
223 Madison St., S. 106
Madison, TN 37115

865-1470

Land in Davidson County, Tennessee, being part of Lot No. 3 on the Plan of the Division of the K. J. Morris Lands, as of record in Book 57, Page 49, Register's Office for Davidson County, Tennessee, being Lot No. 13 on the Plan of Hickory Acres Subdivision, Section I, not of record, described according to a survey made by George W. Watkins, Surveyor, July 15, 1952, as follows:

Beginning at a point on the southwesterly margin of Old Hickory Boulevard at the northeast corner of Lot No. 14 on the Hickory Acres Plan, said point according to said survey, being also 1766.6 feet, more or less, westerly from the westerly margin of State Highway No. 11; thence with the line between said Lot nos. 13 and 14, southwesterly 245 feet, more or less, to the common corner of Lot Nos. 12, 13 and 14; thence with the line between said Lot Nos. 12 and 13 northwesterly 200 feet, more or less, to a point on the southeasterly margin of Hickory Drive; thence with the margin of said drive North 45 deg. 56' East 210 feet, more or less, to the beginning of a curve; thence around said curve in a northeasterly direction 39.39 feet, more or less, to a point on the southwesterly margin of said Blvd.; thence with the margin of said Blvd. South 41 deg. 12' East 145.00 feet, more or less, to the beginning.

The said J. S. Pittard having since died. By Order of the Chancery Court of Davidson County, Tennessee, Part III, filed September 20, 1989 in Minute Book 53, Page 581 in said Chancery Court, a public guardian was appointed for Hilda M. Pittard who is the same person as Hilda Mai Pittard. By further Order of the Chancery Court of Davidson County, Tennessee, Part III, filed April 5, 1990 in Minute Book 56, Page 702, said Chancery Court, Donna Ray Anthony, Limited Guardian, acting agent for the Public Guardianship Program for the Elderly was authorized to sell the herein described property.



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8141 PAGE 407

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

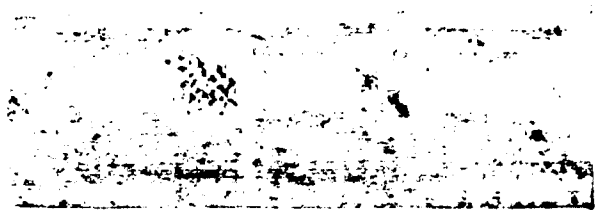
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	63500.00
			CON TX	209.55
			PRFEE	1.00
			WDEED	9.00
			TOTAL	219.55

CHECK 219.55

06/29/90 01 08:37 0001 5012

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK





317.20

JUN 29 8 36 AM '90

No. 33269