FORM NO. WD-1

274
9904342

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF July, 90

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, 424 Church Street, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Epcot, Inc. (NAME)	Fidelity Federal Bank, a Federal (NAME)	26-15-034
305 Northside Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	
Madison, Tennessee 37115 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

FOR AND IN 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, Mickey S. Brooks and wife, Donna K. Brooks

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Epcot, Inc.

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:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of North Hill Estates, Section 2, as of record in Book 3700, page 51, Register's Office of Davidson County, Tennessee.

Said Lot No. 13 fronts 195 feet on the northeasterly side of Northside Drive and runs back 148.15 feet on the southeasterly line and 251.8 feet on the northwesterly line to a dead line in the rear on which it measures 220.8 feet.

Being the same property conveyed to Mickey S. Brooks and wife, Donna K. Brooks by deed from Virginia Gail Stephens Colloca and Susie Gray Napier Estes as of record in Book 5983, page 120, said Register's Office.

This conveyance is subject to restrictive covenants of record in Book 4020, Page 752, amended in Book 4104, page 369, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is unimproved (XX) improved ( ) property, known as 305 Northside Drive, Madison, Tennessee 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 seised 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 their hand s this 3rd day of July, 19 90

Mickey S. Brooks
Mickey S. Brooks

Donna K. Brooks
Donna K. Brooks

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mickey S. Brooks and wife, Donna K. Brooks

the bargainor S, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of July, 1990.

Commission Expires 8/3/92

Susan Calvert-Roseberger
Notary Public

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
Mickey S. Brooks and wife, Donna K. Brooks

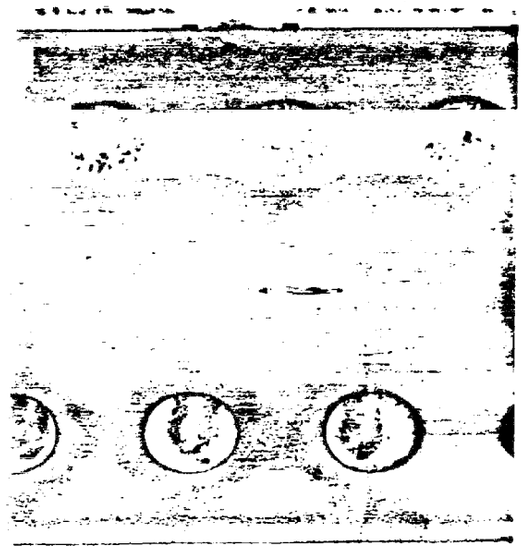
TO
Epcot, Inc.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

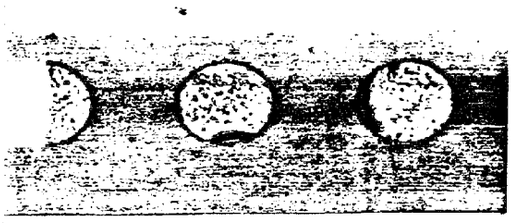
41331

RECEIVED FOR RECORD
Jul 13 3 04 PM '90

9927 07/13 0101 03CHECK 317.20







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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 94000.00
CON TX 310.20
PRFEE 1.00
WDEED 6.00
TOTAL 317.20
CHECK 317.20

07/13/90 01 15:08 0001 9927

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4133.1

IDENTIFICATION REFERENCE

JUL 13 3 04 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 336771