BOOK 8256 PAGE 620

THIS INSTRUMENT WAS PREPARED BY: M. NORRIS JENKINS, ATTORNEY AT LAW
Suite 230 - 392 Harding Place, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Felix D. Brown 313 Starboard Court Nashville, TN 37217	Cenlar Federal Savings Bank 101 Carnegie Center Princeton, NJ 08543	Map 134-14 Parcel 180

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged; including the assumption by the Grantees of the balance of an indebtedness to Cenlar Federal Savings Bank secured by a Deed of Trust of record in Book 7290, page 269, Register's Office for Davidson County, Tennessee,
we, Thomas M. Fox and wife, Karen L. Fox
hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Felix D. Brown and wife Jacqueline B. Brown

hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Being Lot No. 209, Harbor Gate, Section Two of record in Plat Book 6250, page 33, Register's Office for Davidson County, Tennessee, to which plat reference is being made for a more complete legal description.

Being the same property conveyed to Thomas M. Fox and wife, Karen L. Fox by deed from Fox Ridge Company, a Limited Partnership, of record in Book 7290, page 266, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 6366, page 494, Register's Office for Davidson County, Tennessee.

8944 12/13 0101 03CHECK 341.95

This is improved (X) property, known as 313 Starboard Court, Nashville, TN **unimproved ( )**

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 assigns, to warrant and defend title 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 our hands this 7th **day of December, 1990.**

Thomas M. Fox by Karen L. Fox
THOMAS M. FOX by Karen L. Fox by Power of Attorney of record in Book 8227, page 756, Register's Office for Davidson County, Tennessee

Karen L. Fox
KAREN L. FOX

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karen L. Fox, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of December, 1990.

My Commission Expires:
7-24-93

Phyllis Keenan
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 7th day of December, 1990, before me personally appeared Karen L. Fox to me known to be the person who executed the foregoing instrument in behalf of Thomas M. Fox and acknowledged that she executed same as the free act and deed of said Thomas M. Fox for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of December, 1990.

My Commission Expires:
7-24-93

Phyllis Keenan
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $101,453.03.

Jacqueline B. Brown
AFFIANT

Subscribed and sworn to before me this 7th day of December, 1990.

My Commission Expires:
7-24-93

Phyllis Keenan
NOTARY PUBLIC

79236
IDENTIF. TREFERENCE
Dec 13 9 29 AM '90
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

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
101453.03
CON TX 334.95
PRFEE 1.00
WDEED 6.00
CHECK 341.95

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/13/90 01 09:29 0001 8944

79236

IDENTIF. TREFERENCE

Dec 13 9 29 AM '90

FELIX Z. WILSON II
DAVIDSON COUNTY TN.

No. 381381