Box 17

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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):
James E. Brown
6991 Old Hickory Blvd.
Whites Creek, TN 37189

Send Tax Bills To:
Same

Map/Parcel Numbers:
Map 63-12
Parcel 33 (Lot 32)
34 (Lot 33)
Map 64-9
Parcel 260 (Lot 38)
261 (Lot 39)

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;

Osias Enterprises, Inc., a Tennessee corporation,

hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

James E. 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 Nos. 32, 33, 38 and 39 on the Plan of Southfork Subdivison, Section Two, as of record in Book 6250, page 386, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description, said description is incorporated herein by reference the same as if copied fully herein verbatim.

Being part of the same property conveyed to Osias Enterprises, Inc. by deed from Jon D. Tutor and wife, Thelma M. Tutor of record in Book 8264, page 720, Register's Office for Davidson County, Tennessee.

This description is the same as used in previous deed.

Restrictions of record in Book 6906, page 733, and amended in Book 8291, page 955, said Register's Office.

unimproved (x)
This is improved ( ) property, known as _____

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 its hand this 22nd day of February, 1991.

OSIAS ENTERPRISES, INC.

By: _____
RICHARD OSIAS, President

95004

IDENTIF. REFERENCE

FEB 25 1 06 PM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Richard Osias with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of the Osias Enterprises, Inc., the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 22nd day of February, 1991.

My Commission Expires:

7-24-93

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $44,500.00.

AFFIANT

Subscribed and sworn to before me this 21st day of February, 1991.

My Commission Expires:

7-24-93

NOTARY PUBLIC

9360 02/25 0101 03CHECK 153.85



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	44500.00
CON TX	146.85
PRFEE	1.00
WDEED	6.00
TOTAL	153.85
CHECK	153.85

02/25/91 01 13:08 0001 9360

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95004

IDENTIF. REFERENCE

FEB 25 1 06 PM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 399613