9907
File Box 38

BOOK 8306 PAGE 28

ADDRESS NEW OWNERS:
JEFFREY D. BROWN, ET UX
3509 Rainbow Place
Nashville, TN 37204

SEND TAX BILLS TO:
ATLANTIC COAST MORTGAGE COMPANY
12700 Fair Lakes Circle, Suite 400
Fairfax, VA 22033

MAP PARCEL NOS.
118-14 54

THIS INSTRUMENT PREPARED BY:
HOFSTETTER & HOFSTETTER, ATTORNEYS
Suite 500, 230 Fourth Avenue North
Nashville, TN 37219

IDENTIFICATION REFERENCE

97176

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 (10.00) DOLLARS, cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged; we, RUTH L. ROSA, MARGARET L. ROBY, CATHERINE L. HARRISON, JAMES F. DONNELLY, THOMAS L. DONNELLY, ELIZABETH ANN L. HUSSUNG, DOROTHY L. HALL, LOUIS J. LAWRENCE, JR., JOHN H. LAWRENCE, FRANK J. LAWRENCE, ROBERT W. LAWRENCE, MARY LINDA WORLEY, SUSAN MARIE BREWINGTON, DIANE LAWRENCE LOWRY, JOHN M. LAWRENCE, JR. and LUKE A. LAWRENCE, being all the heirs-at-law of EARL A. LAWRENCE, JR., deceased, have bargained and sold, and by these presents do transfer and convey unto JEFFREY D. BROWN and wife, FRIEDA B. BROWN, the Grantees herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the South 65 feet of Lot No. 82 and the North 10 feet of Lot No. 84 on the Map of Woodmont Boulevard Section of Marengo Park, as of record in Book 1130, Page 2, Register's Office for Davidson County, Tennessee.

According to an unregistered survey thereof made by S. R. Sanford, Jr., Civil Engineer, dated June 9, 1940, said parts of said lots front together 75 feet on the westerly side of The Rainbow Place, formerly Shirley Place, and run back between lines, 190.67 feet on the northerly line and 195.67 feet on the southerly line, to a dead line in the rear on which it measures 75 feet.

Said property was conveyed to Mary Louise Lawrence by deed from Mary Terrell Cohen and husband by deed of record in Book 2029, Page 197, said Register's Office; the said Mary Louise Lawrence having since died and by her will of record in Will Book 110, Page 251, County Court of Davidson County, Tennessee, devised said property to Earl A. Lawrence, Sr.; the said Earl A. Lawrence, Sr. having since died and by his will of record in Will Book 110, Page 260, said County Court, devised said property to Earl A. Lawrence, Jr.; the said Earl A. Lawrence, Jr. having since died intestate.

The plan of record in Book 1130, Page 2, said Register's Office, shows a 50-foot building line from Shirley Place, now The Rainbow Place, and a 10-foot easement along the rear of the premises for public utilities.

This is improved property, known as 3509 Rainbow Place, Nashville, TN 37204.

Taxes for 1991 to be pro rated and assumed by Grantees.

This instrument is executed on behalf of Diane Lawrence Lowry by Anne Lowry Russell as her Attorney-in-Fact purusant to a recorded Power of Attorney of record in Book 8298, Page 848, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Margaret L. Roby, Catherine L. Harrison, James F. Donnelly, Thomas L. Donnelly, Elizabeth Ann L. Hussung, Dorothy L. Hall, Louis J. Lawrence, Jr., John H. Lawrence, Frank J. Lawrence, Robert W. Lawrence, Mary Linda Worley, Susan Marie Brewington, John M. Lawrence, Jr., and Luke A. Lawrence by Ruth L. Rosa as their Attorney-in-Fact pursuant to recorded Powers of Attorney, respectively, of record in Book 8298, Pages 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 849 and 850, Register's Office for Davidson County, Tennessee.

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. 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.

WITNESS our hands this 1st day of March, 1991.

Ruth L. Rosa
Ruth L. Roby Rosa

Margaret L. Roby
Margaret L. Roby

By Ruth L. Rosa, Attorney-in-Fact

Catherine L. Harrison
Catherine L. Harrison

By Ruth L. Rosa, Attorney-in-Fact

James F. Donnelly
James F. Donnelly

By Ruth L Rosa, Attorney-in-Fact

Thomas L. Donnelly
Thomas L. Donnelly

By Ruth L. Rosa, Attorney-in-Fact

Elizabeth L. Hussung
Elizabeth Ann L. Hussung

By Ruth L Rosa, Attorney-in-Fact

Dorothy L. Hall
Dorothy L. Hall

By Ruth L. Rosa, Attorney-in-Fact

Louis J. Lawrence Jr
Louis J. Lawrence, Jr.

By Ruth L Rosa, Attorney-in-Fact

John H. Lawrence

By Ruth L Rosa, Attorney-in-Fact

Frank J. Lawrence

By Ruth L. Rosa, Attorney-in-Fact

Robert W. Lawrence

By Ruth L Rosa, Attorney-in-Fact

Mary Linda Worley

By Ruth L Rosa, Attorney-in-Fact

Susan Marie Brewington

By Ruth L Rosa, Attorney-in-Fact

John M. Lawrence, Jr.

By Ruth L Rosa, Attorney-in-Fact

Luke A. Lawrence

By Ruth L Rosa, Attorney-in-Fact

Diane Lawrence Lowry

By Ann Lowry Russell, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $83,900.00.

Vickie Forrest

Sworn to and subscribed before me,
this 1st day of March, 1991.

Notary Public

My commission expires: 3/24/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RUTH L. ROSA, 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 Nashville, Tennessee, this 1st day of March, 1991.

Notary Public Eunice Miller

My commission expires: 7-24-93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

1968 03/08 0101 03CHECK 289.87

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ANNE LOWRY RUSSELL, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of Diane Lawrence Lowry as her Attorney-in-Fact, as the free act and deed of the within named Diane Lawrence Lowry.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of March, 1991.

Notary Public Cathleen Whitley

My commission expires 3/26/93

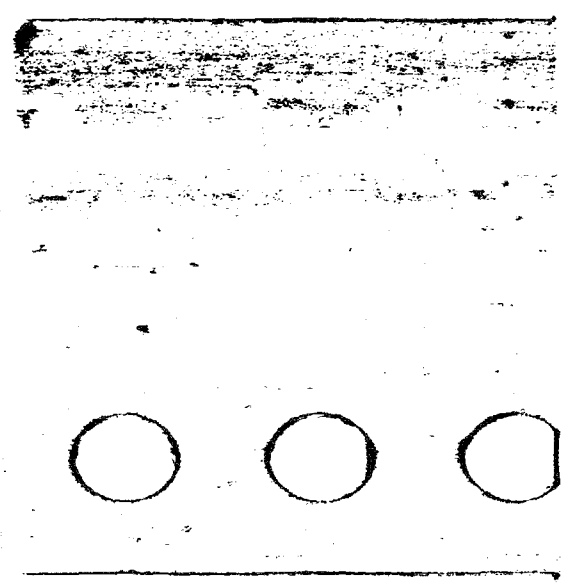
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RUTH L. ROSA, with whom I am pesonally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of MARGARET L. ROBY, CATHERINE L. HARRISON, JAMES F. DONNELLY, THOMAS L. DONNELLY, ELIZABETH ANN L. HUSSUNG, DOROTHY L. HALL, LOUIS J. LAWRENCE, JR., JOHN H. LAWRENCE, FRANK J. LAWRENCE, ROBERT W. LAWRENCE, MARY LINDA WORLEY, SUSAN MARIE BREWINGTON, JOHN M. LAWRENCE, JR. and LUKE A. LAWRENCE, heirs-at-law of Earl A. Lawrence, Jr., deceased, as their Attorneys-in-Fact, as the free act and deed of the within named individuals.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of March, 1991.

Notary Public Eunice Miller

Commission expires 7-24-93



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

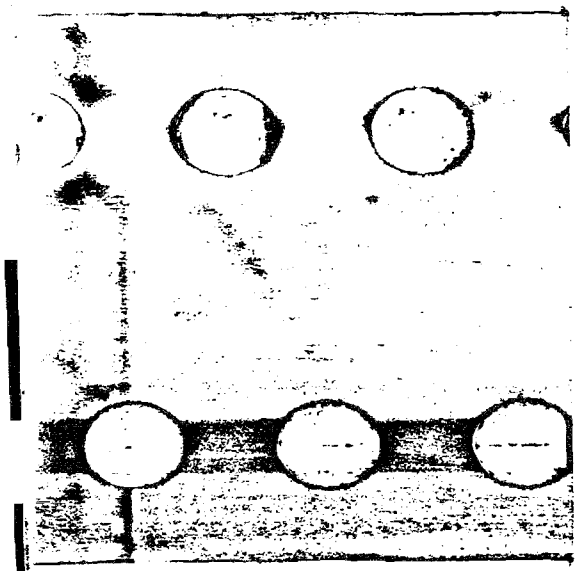
RECEIVED OF _____

FOR _____

BOOK 8306 PAGE 32

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 83900.00
CON TX 276.87
PRFEE 1.00
WDEED 12.00
TOTAL 289.87
CHECK 289.87

03/08/91 01 09:12 0001 1968

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97776

IDENTIF. REFERENCE

MAR 8 9 11 AM '91

DAVIDSON COUNTY TN.

No. 402783