Bot 27-B

[ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
[James E. Tays et ux.	Troy & Nichols, Inc.	Map and Parcel
[905 Havenhill Dr.	ATTN: Tax Department	
[Nashville, TN 37217	P.O. Box 4025	106-15-0 029.00
[	Monroe, LA 71211-4025	

[This instrument prepared by: Cindy S. Smith, Attorney at Law,
[2605 Elm Hill Pike, Suite C, Nashville, TN 37214 (Box 27-Bottom)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 (10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, George C. Brown and Myrtle L. Brown, (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto James E. Tays and wife, Donna Ann. Tays, (the Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows to wit:

Land in the 6th Civil District of Davidson County, Tennessee, being Lot No. 31 on the Plan of Hill-N-Dale Acres, as of record in Book 2900, Page 33, Register's Office for Davidson County, Tennessee, described as follows: Beginning at a point on the easterly margin of Bunkerhill Drive at the common corner of Lots Nos. 31 and 32 on said Plan; thence with the line between said two lots, easterly 165 feet to a concrete monument in the westerly line of Lot No. 47 on said Plan; thence with the line between said Lots Nos. 31 and 47, northerly 160.8 feet to the southerly margin of Havenhill Drive; thence with the same, around a slight curve to the right, westerly 100.6 feet to a concrete monument at the beginning of a curve, thence around a curve to the left having a radius of 25 feet, southwesterly 38.8 feet to the easterly margin of Bunkerhill Drive; thence with the same, southerly 115.8 feet to the beginning.

Being the same property conveyed to Ed Brown by Deed from Houston T. Ezell and wife, Mabel W. Ezell of record in Book 96, Page 325, said Register's Office.

Being the same property devised to George C. Brown, Octa Mai Brown and Myrtle L. Brown by Last Will and Testament of Ed Brown, Probate Court Docket No. 66187, Probate Court Clerk's Office for Davidson County, Tennessee.

Said Octa Mai Brown being deceased with no spouse or childrem and her interest passing to her only surviving siblings, George C. Brown and Myrtle L. Brown under the Tennessee Intestacy Laws.

CONVEYANCE OF SUCH PROPERTY IS MADE EXPRESSLY SUBJECT TO THE FOLLOWING: (a) The Plan of record in Book 2900, Page 33, and all matters therein; (b) Property Tax Lien for the current year, said taxes being prorated and payment of same being assumed by the grantees; (c) Restrictive Covenants of record in Book 2959, Page 213; Book 3375, Page 371, said Register's Office.

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for this
[transfer is $79,000.00.
[James E. Tays
[Affiant
[Subscribed and sworn before me this 5th day of April, 1991.
[Cindy S. Smith
[Notary Public
[My Commission Expires: 7-23-94

The above described property have a common address of 905 Havenhill Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantor do covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantor does further covenant and bind himself, his representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 5th day of April, 1991.

X George C Brown
George C. Brown

X Myrtle L. Brown
Mrytle L. Brown

3554 04/10 0101 03CHECK 267.70

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 George C. Brown and sister ~~George C. Brown~~, with whom I am personally acquainted, or who proved to me on he 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 5th day of April, 1991.

* Myrtle L. Brown

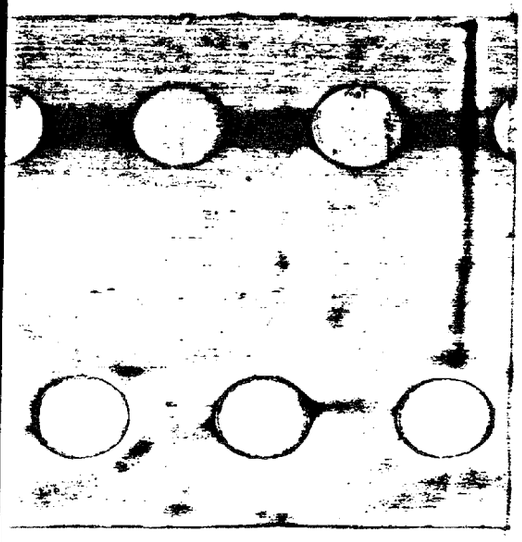
Cindy S. Smith
Notary Public
My Commission Expires: 7-23-94

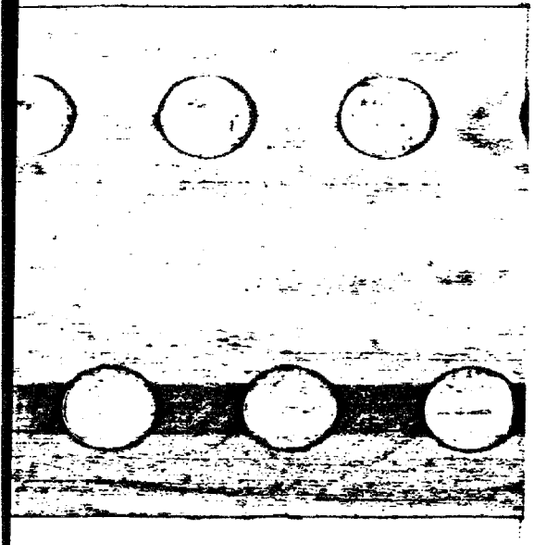
05525

IDENTIF. TREFERENCE

APR 10 9 04 AM '91

FELIX Z. [illegible]
DAVIDSON COUNTY TN.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8327 PAGE 447

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 79000.00
CON TX 260.70
PRFEE 1.00
MDEED 6.00
TOTAL 267.70
CHECK 267.70

04/10/91 01 09:02 0001 3554

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 5 5 2 5

IDENTIF. TREFERENCE

APR 10 9 04 AM '91

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 411630