Box 1

BOOK 8364 PAGE 702

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,619.72

*Kim Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May 19 91.

Kari Stephens
Notary Public

MY COMMISSION EXPIRES: October 9, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Gary B. Fisher, Attorney,, 2711 Murfreesboro Rd. #105, Antioch, TN 37013

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Darin Brown (NAME)	First Union Mortgage Corporation (NAME)	Map 107
920 Radford Drive (STREET ADDRESS OR ROUTE NUMBER)	4300 Six Forks Road, Box 18109 (STREET ADDRESS)	Par 67
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	Raleigh, North Carolina 27619 (CITY) (STATE) (ZIP)	2DA 34340

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, Idris Najjar and wife, Tamara L. Najjar

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Darin Brown and wife, Kim Brown

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. 57 on the Plan of Patricia Heights, Section One, of record in Plat Book 2331, Page 131, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Idris Najjar and wife, Tamara L. Najjar by deed of record in Book 7417, Page 10, Register's Office for Davidson County, Tennessee.
This conveyance is subject to any and all existing restrictions and easements of record.
This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to First Union Mortgage Corporation of record in Book 7417, Page 13, said Register's Office with a present unpaid balance of approximately $55,619.72, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.
The grantee futher assumes the obligation of the grantor and/or original mortgagor under the terms of any instrument, regulations or laws creating the loan to indemnify the Department of Veterans Administration or Federal Housing Administration to the extent of any claim of payment arising from the guaranty or insurance of the indebtedness.
This instrument is executed on behalf of Idris Najjar by Tamara L. Najjar as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 8364 Page 701, in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as 920 Radford Drive, Nashville, TN 37217
(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 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 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 our hand s this 31st day of May, 19 91

Idris Najjar
By: Idris Najjar *Tamara L Najjar
Tamara L. Najjar, Attorney-in-fact Tamara L. Najjar
Tamara L. Najjar, attorney-in-fact

BOOK 8364 PAGE 703

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tamara L. Najjar

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 Antioch, Tennessee, this 31st day of May, 19 91.

Yori Stephens Notary Public

Commission Expires October 9, 1991

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_____

9737 05/03 0101 $40.00 223.48

16 MAY 2 13 PM '91

RECEIVED FOR RECORD

WARRANTY DEED

FROM
Idris Najjar and wife, Tamara L. Najjar

TO
Darin Brown and wife, Kim Brown

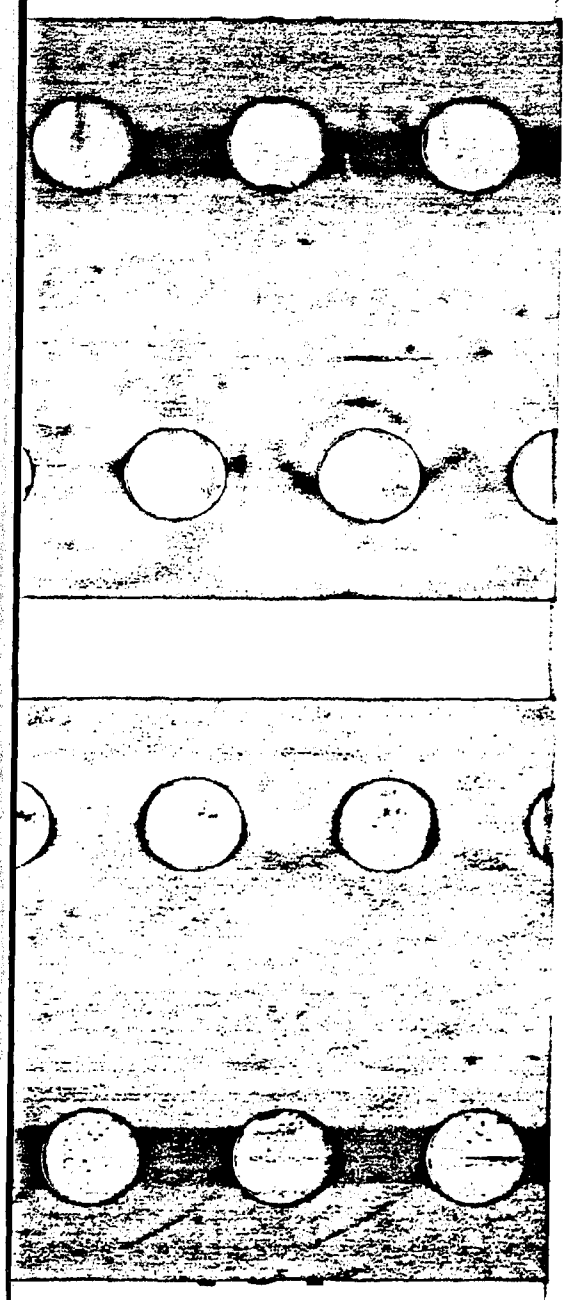
Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of May, 1991 before me personally appeared Tamara L. Najjar, the person who executed the foregoing instrument on behalf of Idris Najjar, and acknowledged that she executed the same as the free act and deed of the said Idris Najjar, and through Power of Attorney granted her by the said Idris Najjar.

Yori Stephens
Notary Public

Commission Expires:10-9-91



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8364 PAGE 704

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 65619.72
CON TX 216.48
PRFEE 1.00
MISC 6.00
TOTAL 223.48
CHECK 223.48

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/03/91 01 14:15 0001 9987

18921

IDENTIFICATION

JUN 3 2 13 PM '91

No. 427071