This Instrument Prepared By:

Brenda Franks Hale
Hale and Hale Attorneys
312 First Tennessee Bank Building
Franklin, Tennessee 37064

MAIL ENV.

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY TN.
JUN 1 9 44 AM '92

IDENTIF. REFERENCE

14562

NEW OWNER:
Calvin G. Brown
205 Due West Avenue
Madison, TN 37115

SEND TAX BILL TO:
SAME

MAP & PARCEL:
Map 51-7
Parcel 91

BOOK 8638 PAGE 14

5913 06/01 0101 03CHECK 241.25

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $62,500.00.

Calvin G. Brown
AFFIANT

Sworn to and subscribed before me this 29 day of May, 1992.

Brenda Franks Hale
NOTARY PUBLIC

My Commission Expires: 4/21/93

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named **GRANTEE**, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I, **FREDA G. MOON**, hereinafter called the "**GRANTOR**", have bargained and sold and by these presents do transfer and convey unto **CALVIN G. BROWN**, unmarried, hereinafter called the "**GRANTEE**", his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land lying and being located in Davidson County, Tennessee and being more particularly described as follows, to-wit:

Surveyors description: Lot 14, Part I, Oakland Acres Subdivision as recorded in Book 1424, page 53, Register's Office for Davidson County, Tennessee, Eleventh Civil District, Davidson County, Tennessee, Property Map 51-7, Parcel 91.

Beginning at an iron pin 199.3 feet from the center of Freda Villa Drive, said iron pin located on the southerly side of Due West Avenue, the right of way being 60 feet, thence along the right of way of Due West Avenue north 89 deg. 40 min. west a distance of 245.3 feet to an iron pin corner, 30 feet from the center of Due West Avenue. Thence by the right of way of the Louisville and Nashville Railroad south 17 deg. west a distance of 296.00 feet to an iron spike. Thence by lands of

O. Hays, north 77 deg. 12 min. west a distance of 168.9 feet to an iron pin. Thence by land of C. Feldircher, north 2 deg. 28 min. east a distance of 242.25 feet to the place of beginning, containing 1.259 acres.

Being the same property conveyed to Freda G. Moon by deed from Mark G. Garrett of record in Book 6738, page 371, Register's Office for Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his heirs and assigns, forever;

AND GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 1992 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying her prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map 51-7, Parcel 91.

2. All matters appearing on the Plan of Part I, Oakland Acres,, of record in Book 1424, page 53, Register's Office for Davidson County, Tennessee.

3. Right-of-Way of the L & N Railroad.

AND GRANTOR DOES FURTHER covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

I, Anthony J. Moon, husband of Freda G. Moon, join in this conveyance for the purpose of conveying any right, title and interest I may have in the above described property, by reason of my marital status.

This improved property is known as 205 Due West Avenue, Madison, Tennessee 37115.

WITNESS, our hands this 29 day of May, 1992, in Franklin, Tennessee.

Freda G. Moon
FREDA G. MOON

ANTHONY J. MOON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

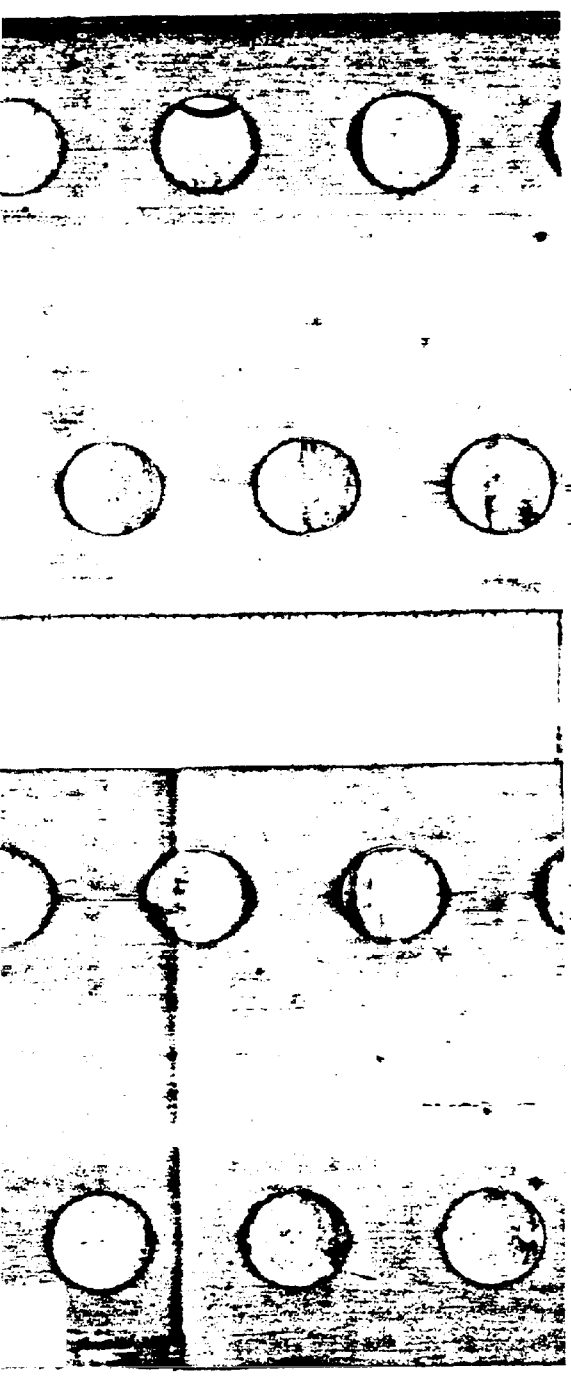
Personally appeared before me, the undersigned, a Notary Public, in and for State and County, Freda G. Moon and husband, Anthony J. Moon, the within named bargainors with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 29 day of May, 1992 in Franklin, Tennessee.

Notary Public

My Commission Expires:

4/2/93



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

Book 8638 PAGE 17

BOOK 8638 PAGE 17

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 62500.00
CON TX 231.25
PRFEE 1.00
WDEED 9.00
TOTAL 241.25
CHECK 241.25

06/01/92 01 09:41 0001 5913

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1:45 62

IDENTIF. REFERENCE

JUN 1 9 44 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 535729