THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Esque Roberts 1027 College Ave Nashville Tn. 37209	Same as New Owner	Map 59-14 Parcel 58 ID #13DA 30910

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, GEORGE BROWN joined by his wife, OPHELIA BROWN, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto ESQUE ROBERTS, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Lying in the 12th, formerly the 21st, Civil District of said County, being known as lots Nos. 5 and 6 on the Map of the subdivision of the Joseph Stocker Tract, and described according to a copy of a survey made May 14, 1952, by George Watkins, Surveyor, as follows:
>
> Beginning at a point on the southerly margin of Moormans Arms road at the common corners of Lots 4 and 5, being 453 feet east of the easterly margin of Buena Vista Pike, said point being the northeast corner of the property conveyed to Ben F. Farris, by deed of record in Book 2144, page 545, Register's Office for said County; thence East 436 feet to a point; thence North 66 deg. 30 feet East 200 feet to the common corner of Lots 6 and 7, being the southeast corner of the property conveyed Ben A. Overton and wife, by deed of record in Book 2150, page 32, said Register's Office; thence along the line between Lots 6 and 7 and along Overton's westerly line North 23 deg. 31 feet West 436 feet to the southerly margin of Moormans Arms road; thence to the margin of said road South 66 deg. 30 feet West 200 feet to the beginning.
>
> Being the same property conveyed to George Brown by deed from Joseph Stocker and wife, Mary Stocker, and J. C. Arnold and wife, Opal Arnold, of record in Book 2635, page 235, Register's Office for Davidson County, Tennessee.
>
> The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.
>
> The current mailing address for said property is: 745 Moormans Arm Road, Nashville, TN 37207.

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

And WE, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1992, which are a lien but not yet due and payable, which have been prorated between the parties and will be paid in full by the GRANTEE, when due.

And WE, the GRANTORS, do further covenant and bind ourselves, our 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.

OPHELIA BROWN, wife of GEORGE BROWN, joins in this conveyance to convey any and all right, title or interest which she may have in and to the real property described herein, marital or otherwise, but makes no warranties concerning same.

WITNESS our hands on this the 2nd day of July, 1992.

"GRANTORS"

George E. Brown
GEORGE BROWN

Ophelia Brown
OPHELIA BROWN

"GRANTEE"

Esque Roberts
ESQUE ROBERTS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GEORGE BROWN and wife, OPHELIA BROWN, and ESQUE ROBERTS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 2nd day of July, 1992.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $54,050.00.

Esque Roberts
Affiant

Sworn to and subscribed before me, this the 2nd day of July, 1992.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 12/29/93

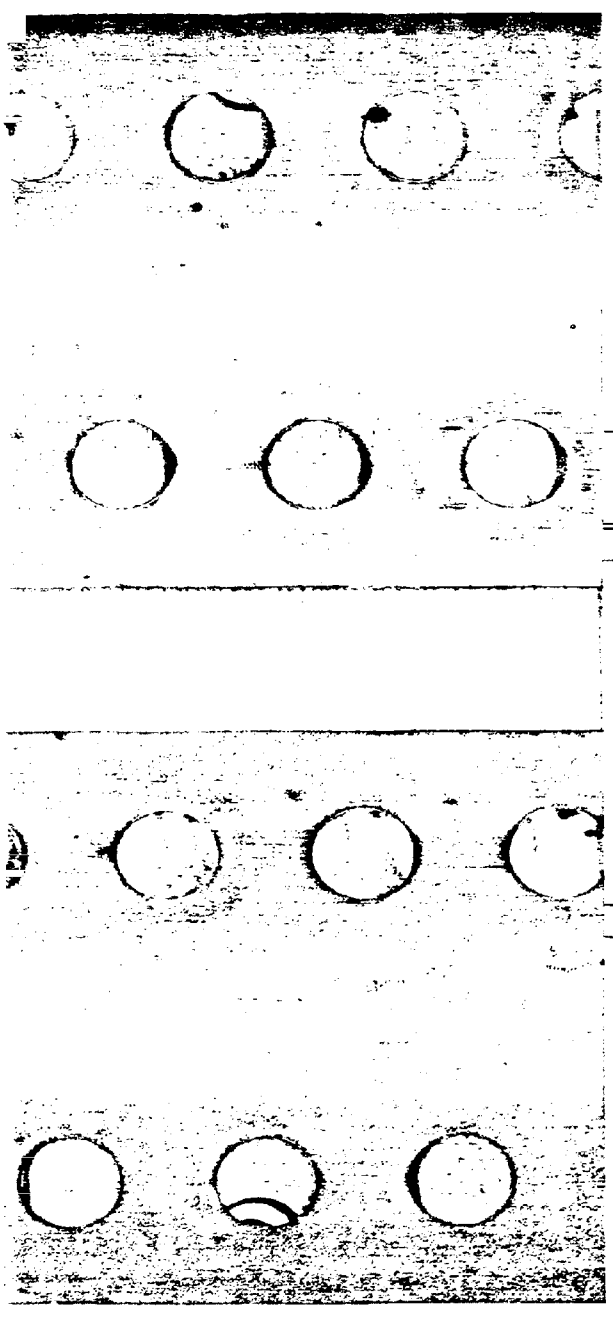
25507

IDENTIF. TREFERENCE

JUL 7 10 49 AM '92

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

3137 07/07 01:01 03CHECK 208.00



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

RECEIVED OF _____

FOR _____

BOOK 8670 PAGE 122

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

MAMT 54050.00-
CAMT 54050.00
CON TX 199.80
PRFEE 1.00
MDEED 8.00
TOTAL 208.80
CHECK 208.80

07/07/92 01 10:50 0001 3187

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

25507.

IDENTIF. TREFERENCE

JUL 7 10 49 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 547964