This Instrument Prepared By:

Lehman Land Title, Inc.
5211 Maryland Way, Suite 1060
Brentwood, TN 37027

FILE BOX
#52

BOOK 8793 PAGE 185

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mary Alice Berry Brown	BarclaysAmerican/Mortgage	119-02-0-143.00
(NAME)	(NAME)	
109 Rose Street	5032 Parkway Plaza Blvd.,Bldg. 8	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37210	Charlotte, N.C. 28217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ----------($10.00)---------- *Dollars.*

Cash in hand paid by Mary Alice Berry Brown, an umarried person and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

Ouida Clark Russell, an unmarried person

have this day bargained and sold, and do hereby transfer and convey unto the said Mary Alice Berry Brown, an umarried person

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 49, on the Map showing the Subdivision of certain lots in Cumberland Nurseries Plan, of record in Book 332, page 36, Register's Office for Davidson County, Tennessee.

Said Lot No. 49 fronts 50 feet on the south side of Rose Street and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Charles F. Clark and wife, Mollie I. Clark by deed from W. F. Rader and wife, Gladys Rader of record in Book 3989, page 443, Register's Office for Davidson County, Tennessee. The said Charles F. Clark and wife, Mollie I. Clark having since died. The said Charles F. Clark having predeceased his wife, Mollie I. Clark. The said Mollie I. Clark having died Intestate property now being vested pursuant to the Tennessee Statute of Intestate Succession in Ouida Clark Russell as her only Heir at Law.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing o the plan of record; (6) All applicable Governmental and Zoning Regulations.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value whichever is greater, for this transfer is 45,000.00

Subscribed and sworn to before me this the 19th *day of* November *1992*

Affiant Mary Alice Berry Brown

Notary Public Barbara L. McGee

My Commission expires 11-25-95 *(Affix Seal)*

This is improved (XX) unimproved ( ) property, known as 109 Rose Street Nashville, TN 37210 *(House Number) (Street) P.O. Address: (City or Town)*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons

Whenever 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 hands this 19th *day of* November *, 19* 92 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ouida Clark Russell
Ouida Clark Russell

[redacted]

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 8793 PAGE 186

Personally appeared before me _____, *a Notary Public in and for said County and State* Ouida Clark Russell

_____

_____

the within named bargainor (s) _____, *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 Brentwood, *Tennessee, this* 19th *day of* November, *19* 92

Barbara L McGee *Notary Public*

Commission expires 11-25-95

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, _____, *a Notary Public of 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* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____,
this _____ *day of* _____, *19* _____.

_____ *Notary Public*

Commission expires _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this _____ *day of* _____, *19* _____ *before me, the undersigned, a Notary Public in and for said County and State, personally appeared* _____, *to me known (or proved by me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of* _____, *and acknowledged that* _____ *executed the same as the free act and deed of said* _____.

Witness my hand and official seal at _____, *Tennessee, this* _____ *day of* _____, *19* _____.

_____ *Notary Public*

My Commission Expires _____

6 6 9 9 1.

IDENTIFICATION REFERENCE

NOV 23 8 52 AM '92

JOE C. WILSON II REGISTER
DAVIDSON COUNTY, TN

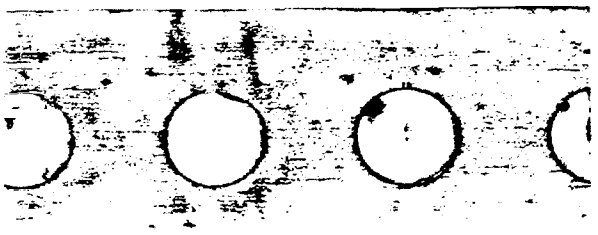
WARRANTY DEED

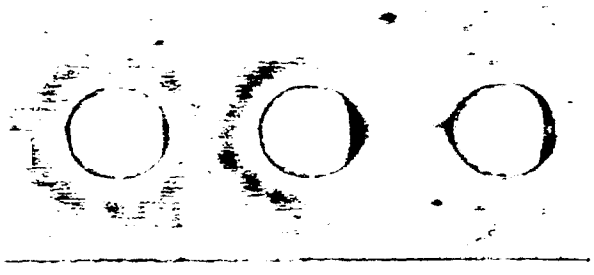
FROM
Ouida Clark Russell

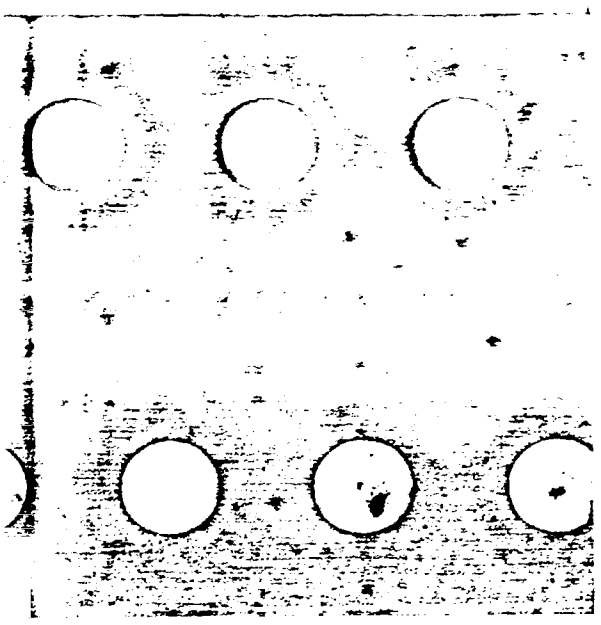
TO
Mary Alice Berry Brown, an
umarried person

9768 11/23 0101 03CHECK 175.50

Compliments of
LEHMAN LAND TITLE, INC.
155 Franklin Road, Suite 151
Brentwood, Tennessee 37027
Phone (615) 371-8999







OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8793 PAGE 187

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
				CAMT 45000.00
				CON TX 166.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 175.50
				CHECK 175.50
11/23/92	01	08:50 0001	9768	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 6 9 9 1

IDENTIFICATION REFERENCE

Nov 23 8 52 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 593506