Box 50
PCB

This Instrument Prepared By:
Bankers Title & Escrow, Inc.
424 Church Street, Suite 2800
Nashville TN 37219
Return to Box 50

BOOK 8836 PAGE 226

ADDRESS NEW OWNER:
Harry Brown and Karen L. Brown
809 Heritage Circle
Madison, Tennessee 37115

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Chemical Mortgage Company
200 Old Wilson Bridge Road
Worthington, OH 43085-8500

MAP AND PARCEL:
MAP 42-0-A
GROUP
PARCEL 40

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Michael Dean Shreve and wife, Debra Kay Shreve, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Harry Brown and wife, Karen L. 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. 204 on the Plan of Revised Phase Two, Heritage Square as of record in Plat Book 5200, page 378, Register's Office for said County, to which reference is hereby made for a more complete description.

> Being the same property conveyed to Michael Dean Shreve and wife, Debra Kay Shreve by deed from Deborah A. Reed Short and husband, Robert G. Short, as of record in Book 7816, page 187, Register's Office for Davidson County, Tennessee.

This is improved property known as 809 Heritage Circle, Madison, TN 37115.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Taxes for the year 1993 and subsequent years, a lien not yet due and payable;
2. All matters shown on the plan of record in Book 5200, page 378, Register's Office for Davidson County, Tennessee;
3. Declaration of Covenants, Conditions and Restrictions of record in Book 5722, page 248, and Book 5752, page 884, said Register's Office;
4. Deed of Dedication of record in Book 6054, page 49, said Register's Office.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Provident Mortgage Corporation, of record in Book 6931, page 966, Register's Office for Davidson County, Tennessee, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

This document was prepared with information provided by the parties.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Harry Brown and wife, Karen L. Brown, their heirs and assigns, forever; and we, Michael Dean Shreve and wife, Debra Kay Shreve, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 7th day of January, 1993.

Michael D. Shreve
Michael Dean Shreve

Debra Kay Shreve
Debra Kay Shreve

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Michael Dean Shreve and wife, Debra Kay Shreve, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 7th day of January, 1993.

P L Bauchamp
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 1-23-93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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The actual value or consideration, whichever is greater, for this transfer is $ 54,442.11.

Harry Barnes
AFFIANT

Subscribed and sworn to before me this 7th day of January, 1993.

Lynda Blanchard
NOTARY PUBLIC
My Commission Expires: 1-23-93

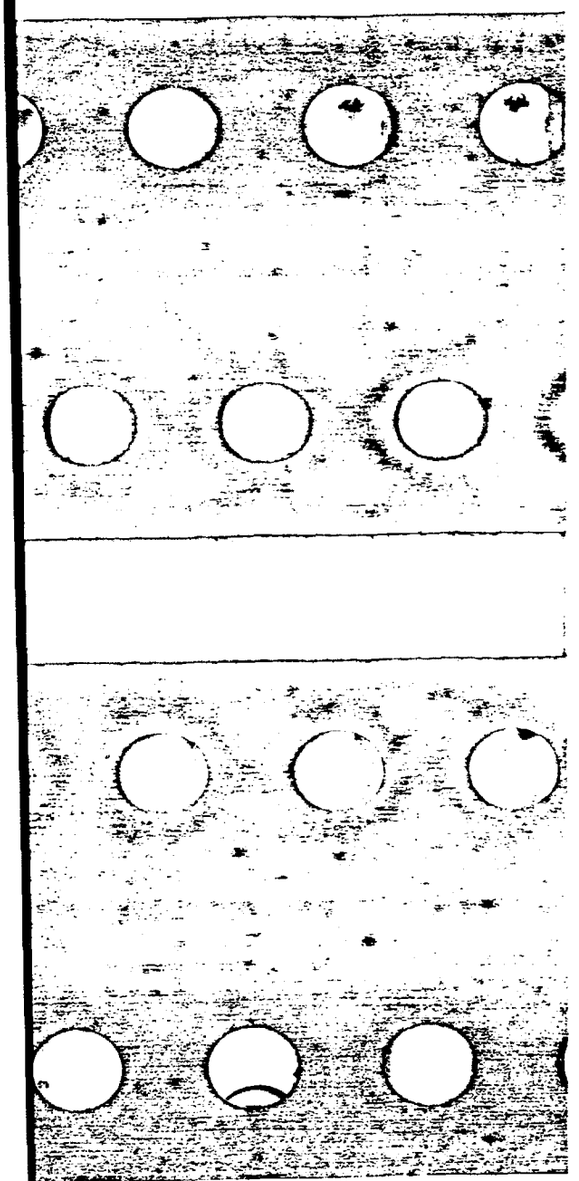
8 1 0 1 7

IDENTIFICATION REFERENCE

JAN 8 11 58 AM '93

CLIFF Z. WILSON, III REGISTER
DAVIDSON COUNTY, TN

4077 01/08 0101 03CHECK 214.28



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	54442.11
CON TX	201.28
PRFEE	1.00
WDEED	12.00
TOTAL	214.28
CHECK	214.28

01/08/93 01 11:56 0001 4077

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 1 0 1 7

IDENTIFI REFERENCE

JAN 8 11 58 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 608871