Box 41

This Instrument Prepared By:
Farris, Warfield & Kanaday
17th Floor, Third National Bank Building
Nashville Tennessee 37219

BOOK 8843 PAGE 862

ADDRESS NEW OWNER:
Stephanie C. Brown and Carl Wayne Brown
1606 Burton Avenue
Nashville, Tennessee 37215

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Third National Bank in Nashville
201 Fourth Avenue North
Nashville, TN 37219

MAP AND PARCEL:
MAP
GROUP
PARCEL

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Frank Ryan and wife, Myrna M. Ryan ("Grantors"), have bargained and sold, and by these presents do transfer and convey unto Stephanie C. Brown and husband,Carl Wayne Brown ("Grantees"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Green Hills Subdivision, as of record in Book 547, page 128, Register's Office for said County.
>
> Said Lot No. 61 fronts 100 feet. on the northerly side of Burton Avenue and runs back 162 feet. 6 inches on the easterly line and 162 ft. 6 inches on the westerly line to a dead line, measuring 27 feet thereon.
>
> Being the same property conveyed to Frank Ryan and wife, Myrna M. Ryan by deed from Gertrude C. Ryan of record in Book 8279, page 702, Register's Office for Davidson County, Tennessee.

This is improved property known as 1606 Burton Avenue, Nashville, TN 37215.

This conveyance is made subject to:

1. 1993 property taxes, a lien not yet due and payable.
2. All matters as shown on the Plan of record in Book 547, page 128 Register's Office for Davidson County.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantees, their heirs, successors and assigns, forever; and Grantors do covenant with Grantees that Grantors themselves lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantors do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the Property to Grantees, their heirs, successors 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 15th day of January, 1993.

Frank Ryan

Frank Ryan

Myrna M. Ryan

Myrna M. Ryan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Frank Ryan and wife, Myrna M. Ryan, 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 15th day of January, 1993.

Lisa Lynn Crawford
NOTARY PUBLIC

My Commission Expires: 9-21-96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $120,000.00.

Stephanie C. Ryan
AFFIANT

Subscribed and sworn to before me this 15th day of January, 1993.

Lisa Lynn Crawford
NOTARY PUBLIC

My Commission Expires: 9-21-96

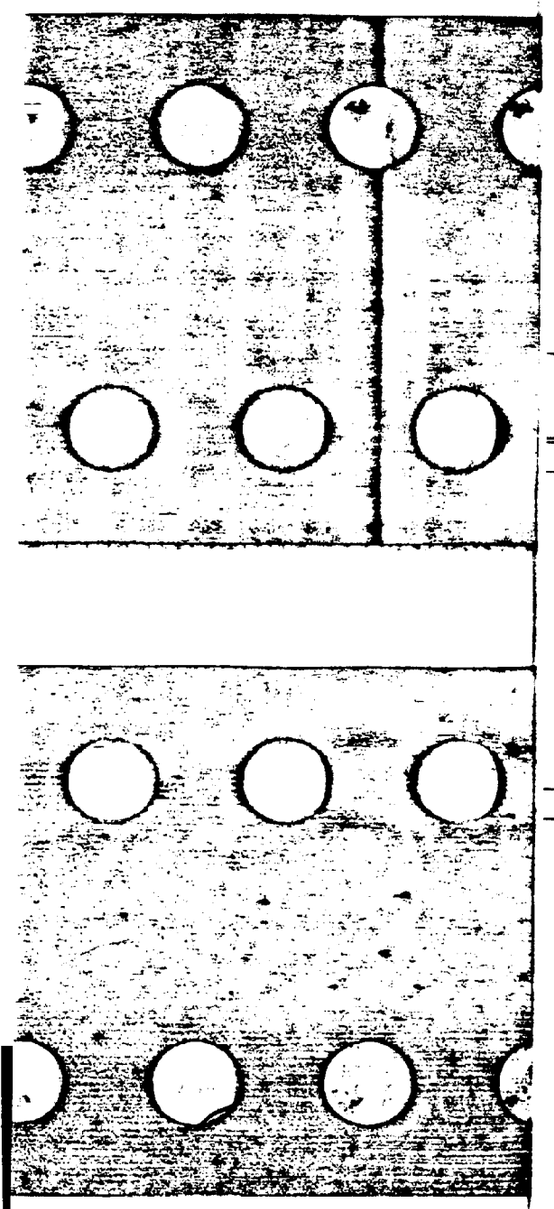
7593 01/19 0101 03CHECK 453.00

8421.5

IDENTIFICATION

JAN 19 4 25 PM '93

ELIA Z. WILSON II REGISTER
DAVIDSON COUNTY, TN



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 120000.00
				CON TX 444.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 453.00
				CHECK 453.00
01/19/93	01			16:25 0001 7593

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8421.5

IDENTIFICATION REFERENCE

JAN 19 4 26 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 612341