THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***87,000.00.

Laurence M Romans
Affiant

Subscribed and sworn to before me this 29th day of January, 1993.

Notary Public

My Commission Expires: 1-23-94

88238

IDENTIFICATION REFERENCE

FEB 2 10 25 AM '93

DAVIDSON COUNTY, TN

Address New Owner:	Send Tax Bills to:	Map & Parcel Nos.
MICHAEL E. MORGAN and LAWRENCE M. ROMANS 104 S. 16th Street Nashville, Tennessee 37206	FIRST TENNESSEE BANK P.O. Box 1000 Dept. 47 Memphis, Tennessee 38148	MAP 83-9 PARCEL 474
		9311 02/02 01:01 03CHECK 330.90

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY SEVEN THOUASND AND 00/100 ($***87,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, **DALE JENNINGS BROWN and wife, JESSIE LYNN H. BROWN,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **MICHAEL E. MORGAN, married and LAWRENCE M. ROMANS, unmarried, as joint tenants with rights of survivorship,** 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:

BEING Lot No. 13 and part of the easterly 25.0 feet of Lot No. 10 on the Map of Lindsley Park Addition, as of record in Book 547, page 76, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the westerly margin of South 16th Street, said point being the common corner of Lots Nos. 12 and 13 on said plan; thence along the line between the Lots 12 and 13 in a westerly direction 150.0 feet to a point in the east boundary line of Lot No. 10; thence in a northerly direction along the line between Lots 10, 11 and 12, 107.0 feet, more or less, to the southerly line of an alley; thence along the said line of said alley in a westerly direction 25.0 feet to a point; thence in a southerly direction 200.0 feet, more or less, to a point in the northerly line of Lot No. 17; thence in an easterly direction along the northerly line of Lot No. 17, 25.0 feet to a point in the westerly line of Lot No. 16; thence in a northerly direction along the westerly line of Lot No. 15, 30.0 feet, more or less, to the northwest corner of Lot No. 16; thence continuing in the same direction with the westerly terminus of a 10.0 feet alley, 10.0 feet to a point at the southwest corner of Lot No. 13; thence in an easterly direction along the southerly line of Lot No. 13 and the northerly line of said alley, a distance of 150.0 feet to the westerly margin of South 16th Street; thence along the said margin of said street, a distance of 53.0 feet to the point of beginning.

INCLUDED in this description, but specifically EXCLUDED therefrom is that portion of the property, 25.0 feet by 107.0 feet, more or less, conveyed to L.R. Van Tassel et ux, by deed of record in Book

5135, page 700, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the common corner between Lots Nos. 12 and 13, which is located in the east boundary line of Lot No. 10, thence in a northerly direction along the line between Lots Nos. 10, 11 and 12, 107.0 feet, more or less, to the southerly line of an alley; thence along said line of said alley in a westerly direction, 25.0 feet to a point; thence in a southerly direction, 107.0 feet, more or less, to a point; thence in a easterly direction to a point of beginning in the easterly boundary line of Lot No. 10.

BEING the same property conveyed to Dale Jennings Brown and wife, Jessie Lynn H. Brown, by deed from Paul L. Hite, Jr. and wife, Brenda M. Hite of record in Book 7678, page 751, Register's Office for Davidson County, Tennessee.

This is improved property known as 104 South 16th Street, Nashville, Tennessee 37206.

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

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantees.

2. Matters shown on the Plan of Lindsley Park Addition, of record in Book 547, page 76, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 24th day of January, 1993.

Dale Jennings Brown
DALE JENNINGS BROWN

Jessie Lynn H. Brown
JESSIE LYNN H. BROWN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DALE JENNINGS BROWN and JESSIE LYNN H. BROWN, 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 instrument for the purposes therein contained.

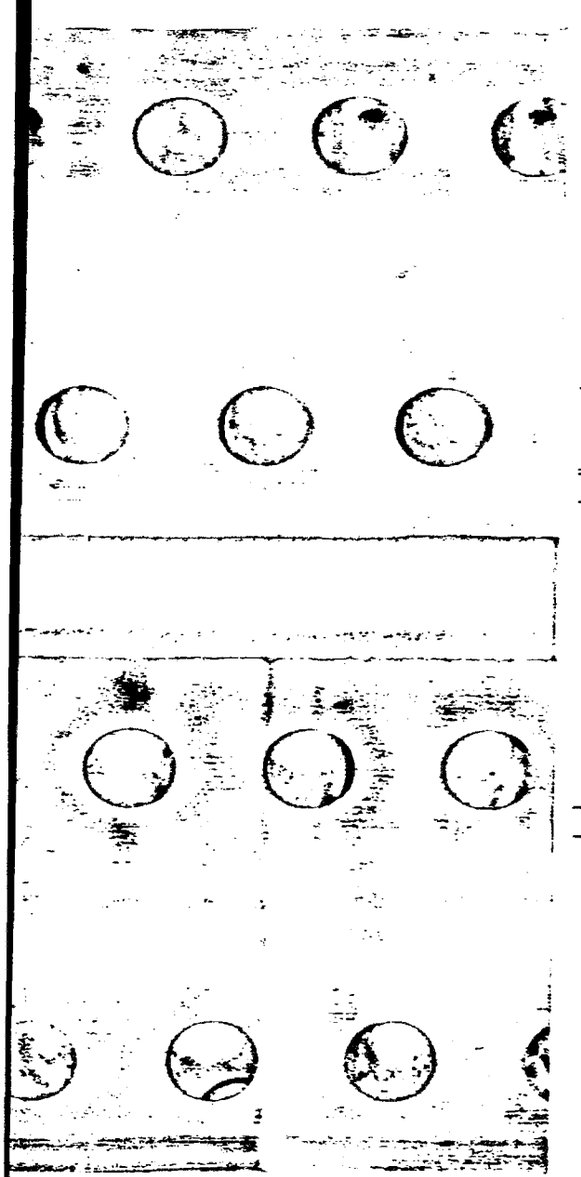
Witness my hand and official seal this 24th day of January, 1993.

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE MITCHELL A.

My Commission Expires:

2-23-94



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

RECEIVED OF _____

FOR _____

BOOK 8854 PAGE 346

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 87000.00
CON TX 321.90
PRFEE 1.00
WDEED 8.00
TOTAL 330.90
CHECK 330.90

02/02/93 01 10:23 0001 8311

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88238

IDENTIFICATION REFERENCE

FEB 2 10 25 AM '93

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 616847