WARRANTY DEED

PREPARED BY:

J. K. Woodard, Attorney
175 East Main, Second Floor
Hendersonville, TN 37075
822-0030

Mail

MORTGAGEE:
Charles N. Brown et ux
P.O. Box 508
Old Hickory, Tenn.
37138

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer transfer is $79,500.00

John D. Moore
AFFIANT

Sworn to and subscribed before me this 16th day of February, 1993.

NOTARY PUBLIC

My Commission Expires: Feb. 24 1996

ADDRESS NEW OWNERS:
John Moore et ux
122 Lake Chateau Dr.
Hermitage, Tenn.
37076

SEND TAX BILLS TO:
New Owners

Map/Parcel
53-7-88

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 consideration, the receipt of which is hereby acknowledged, we, CHARLES N. BROWN and wife, BEATRICE R. BROWN, the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto JOHN MOORE and wife, LINDA MOORE, the Grantees, their heirs and assigns, the following land located in Davidson County, Tennessee, described as follows:

TRACT NO. 1: Being in the 4th Civil District of what is known as Dupontonia, described as follows: BEGINNING at a point in the southerly right of way line of the Tennessee Central Railway Company's Old Hickory main track, said point being 100 feet West of the West line of 24th Street in DuPontonia if produced and 50 feet Southerly at right angles to the center line of said Old Hickory main track; thence in a westerly direction 50 feet from and parallel to the center line of said Old Hickory main track 150 feet to a point; thence at right angles in a northerly direction 38-1/2 feet, more or less, to a point that is 11-1/2 feet South of the center line of said main track; thence at right angles in an easterly direction 11-1/2 feet from and parallel to the center line of said track 150 feet to a point; thence at right angles in a southerly direction 38-1/2 feet more or less to the point of beginning.

TRACT NO. 2: BEING an easement interest in the 4th Civil District of Davidson County, Tennessee, in what is known as DuPontonia described as follows: An easement for ingress and egress appurtenant to and benefiting Tract No. 1 as granted by the Tennessee Central Railway Company and described more specifically as follows: An easement over its property from the West line of 24th Street in DuPontonia, Tennessee 10-feet wide by 100 feet long westerly along the South right of way line.

Being the same property conveyed to Charles N. Brown and wife, Beatrice R. Brown by Substitute Trustee's Deed of record in Book 7339, page 288, Register's Office for Davidson County, Tennessee.

The address of this property is 2206 Hadley Avenue, Old Hickory, TN 37138

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantors do covenant with the Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, except as follows:

1) 1993 taxes have been prorated and will be paid by the Grantees when due.

2) Terms and provisions of the easement granted in the Deed of record in Book 2537, page 100, said Register's Office, including, without limitation, the rights of any other parties to use the easement for purposes of ingress and egress and further the covenant appearing in said Deed as follows: "The Tennessee Central Railway Company is to be held harmless by Charles N. Brown and Edgar S. Brown, their heirs and assigns, from loss by reason of personal injury or property damage to anyone arising out of or connected with the use of the easements."

And Grantors do further covenant and bind themselves, their heirs and assigns, 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.

WITNESS our hands this 10th day of February, 1993.

92409

IDENTIFICATION REFERENCE

FEB 12 2 53 PM '93

DAVIDSON COUNTY, TN

Charles N. Brown
CHARLES N. BROWN

Beatrice R. Brown
BEATRICE R. BROWN

****

STATE OF TENNESSEE
COUNTY OF SUMNER

BEFORE ME, the undersigned, a Notary Public in and for said County and State, personally appeared CHARLES N. BROWN and wife, BEATRICE R. BROWN, the Bargainors, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

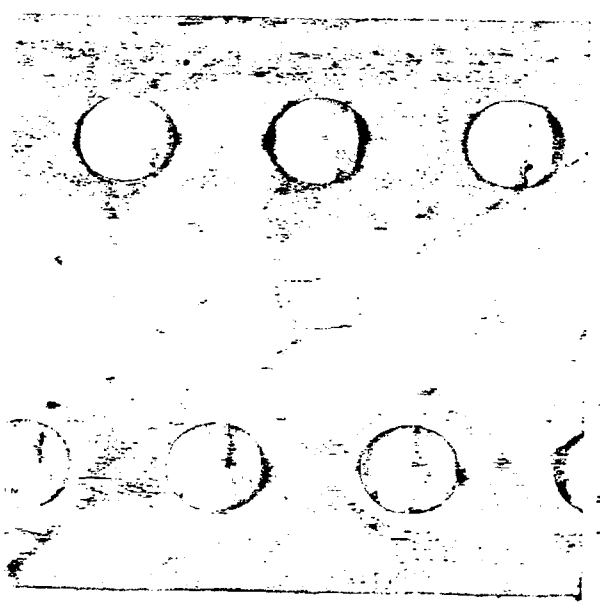
WITNESS my hand and official seal at Hendersonville, Tennessee, this 10th day of February, 1993.

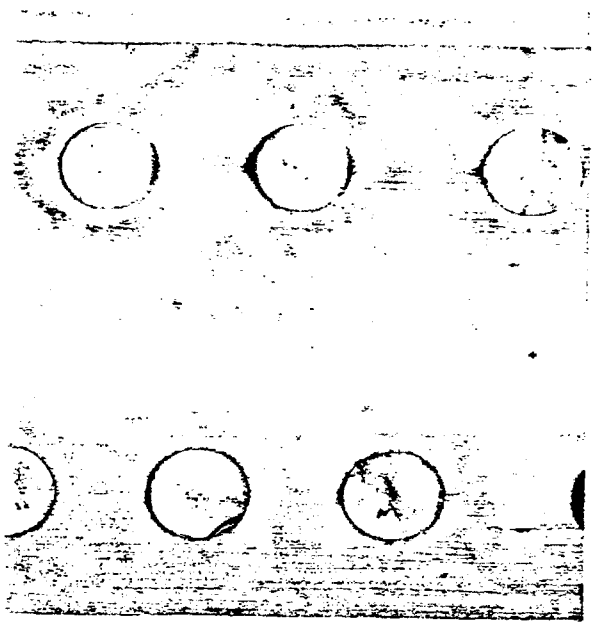
02/12/93 0101 03CHECK 303.15

NOTARY PUBLIC

My Commission Expires: Feb. 29, 1996

NOTARY PUBLIC AT LARGE STATE





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

RECEIVED OF _____

FOR _____

BOOK 8865 PAGE 194

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	79500.00
			CON TX	294.15
			PRFEE	1.00
			WDEED	8.00
			TOTAL	303.15
			CHECK	303.15
02/12/93	01		14:52 0001	3698

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.2409

IDENTIFICATION REFERENCE

FEB 12 2 53 PM '93

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN

No. 621339