BOOK 8876 PAGE 441

PREPARED BY JERRY W. HAMLIN, ATTORNEY AT LAW
ASHLAND CITY, TENNESSEE

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL
Judith A. Ellis P.O Box 383 Pleasant View, TN 37146	SAME	Pt. of 39/156

Mail

9111 03/01 0101 03CHECK 437.83

WARRANTY DEED

For and in consideration of the sum of **ONE HUNDRED FIFTEEN THOUSAND EIGHT HUNDRED FIFTY-TWO ($115,852.00) DOLLARS** cash in hand paid, the receipt of which is hereby acknowledged, I, **JAMES E. BROWN**, have bargained and sold, and by these presents do transfer and convey unto the said **JUDITH A. ELLIS**, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, 14th Civil District, State of Tennessee, described as follows:

Beginning at a point in the northerly margin of Old Hickory Boulevard, (30 feet from the centerline), thence, North 34 deg. 23 min. East 395.84 feet to an iron pin; thence, South 62 deg. 41 min. East 159.31 feet to an iron pin; thence, South 28 deg. 33 min. West 104.16 feet to an iron pin in the northerly margin of Old Hickory Boulevard; thence, with the northerly margin of Old Hickory Boulevard North 59 deg. 47 min. West 140.90 feet to a point; thence, continuing with the northerly margin of Old Hickory Boulevard North 58 deg. 40 min. West 58.70 feet to the point of beginning, containing 1.65 acres, more or less, according to survey of Payne Land Surveying, dated October 19, 1989.

Being a portion of the same property conveyed to James E. Brown, unmmarried, by deed from Ronald C. Cantrell and wife, Patsy M. Cantrell, of record at Book 7500, Page 869, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a certain deed of trust securing an indedtedness to NationsBank, of record at Book 8376, Page 587, Register's Office for Davidson County, Tennessee.

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. And we 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.

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 28 day of December, 1992.

JAMES E. BROWN

IDENTIFICATION REFERENCE

96351

MAR 1 2 52 PM '93

DAVIDSON COUNTY, TN

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James E. Brown, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ashland City, Tennessee, this the 28th day of December, 1992.

Kitty M. Kane
NOTARY PUBLIC

My Commission Expires: 8/17/93

STATE OF TENNESSEE

COUNTY OF CHEATHAM

The actual consideration for this transfer or value of property (whichever is greater) is $115,852.00.

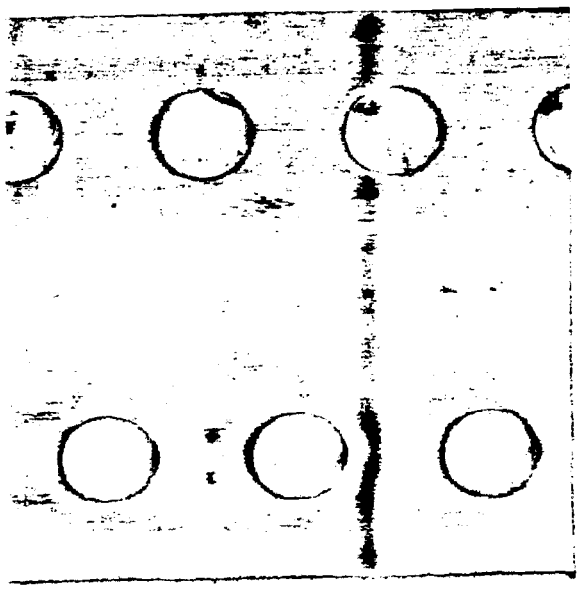
This is equal to or greater than the property would bring at a fair and voluntary sale.

Judith A. Ellis
AFFIANT

Sworn to and subscribed before me this the 29th day of December, 1992.

Kitty M. Kane
NOTARY PUBLIC

My Commission Expires: 8/17/93





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

RECEIVED OF _____

FOR _____

BOOK 8876 PAGE 443

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
115852.00
CON TX 428.83
PRFEE 1.00
WDEED 8.00
TOTAL 437.83
CHECK 437.83
03/01/93 01 14:51 0001 8111

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96351

IDENTIFICATION REFERENCE

MAR 1 2 52 PM '93

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

No. 625698