"Box 7"

BOOK 8886 PAGE 536

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 1,100,000.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
4th DAY OF March 19 93

Notary Public

MY COMMISSION EXPIRES 7/22/95
(AFFIX SEAL)

ALAN L. SATURN NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201
File #30950

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tony E. Brown	NationsBanc Mortgage Corporation	116-3-12
(NAME)	(NAME)	
110 Lynwood Boulevard	P.O. Box 353	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Louisville, KY 40201-0353	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Kenneth L. Sears, Jr. and wife, Cheryl Robertson Sears

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tony E. Brown, SINGLE

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:

A certain tract or parcel of land being part of the Percy Warner Home Tract, known as Royal Oaks, lying in the Seventh, formerly the Eleventh, Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point on the easterly margin of Lynwood Boulevard, Edwin Warner's southeast corner, run North 39 deg. 30 min. East 395 feet to a point in the center of Sugartree Creek; thence up to the center of said creek North 80 deg. 30 min. East 133 feet to a point; thence South 69 deg. East 144 feet to a point in the center of the creek 11 feet below the Stone Dam; thence south 42 deg. 10 min. West 543 feet to a stake in the margin of Lynwood Boulevard; thence with Lynwood Boulevard North 50 deg. 30 min. West 200 feet to the beginning, containing 2.36 acres, more or less.

BEING the same property conveyed to Kenneth L. Sears, Jr. and wife, Cheryl Robertson Sears by deed from Lannie W. Neal, Jr., unmarried, of record in Book 8564, Page 370, Register's Office for Davidson County, TN.

The foregoing is the same legal description as appears in the previous deed of record.

9 3 8 3 2

CROSS REFERENCE

Mar 12 10 21 AM '93

4079.00

unimproved ( )
This is improved (X) property, known as 110 Lynwood Boulevard, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand s this 4th day of March, 19 93

Kenneth L. Sears, Jr.

Cheryl Robertson Sears

Cheryl Robertson Sears

BOOK 8386 PAGE 537

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 Kenneth L. Sears, Jr. and wife, Cheryl Robertson Sears

the bargainor s, 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 at Nashville, Tennessee, this 4th day of March, 19 93.

Commission expires 1/22/96

ALAN L. CALVIN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

WARRANTY DEED

FROM

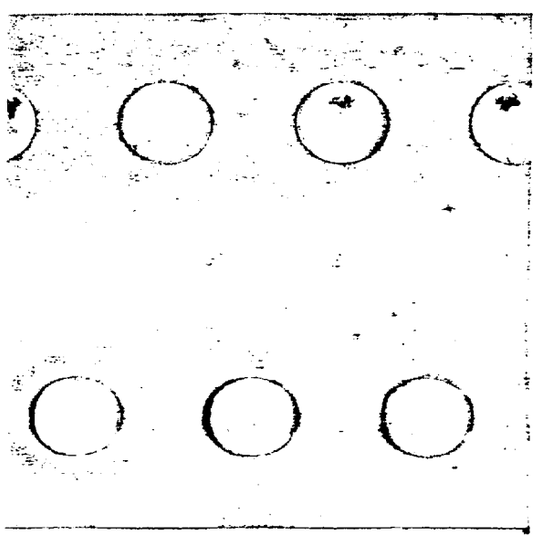
Kenneth L. Sears, Jr. and wife, Cheryl Robertson Sears

TO

Tony E. Brown

RETURN TO:

Saturn & Mazer Title Services
212 Third Avenue, North
Nashville, Tennessee 37201 File #30950



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

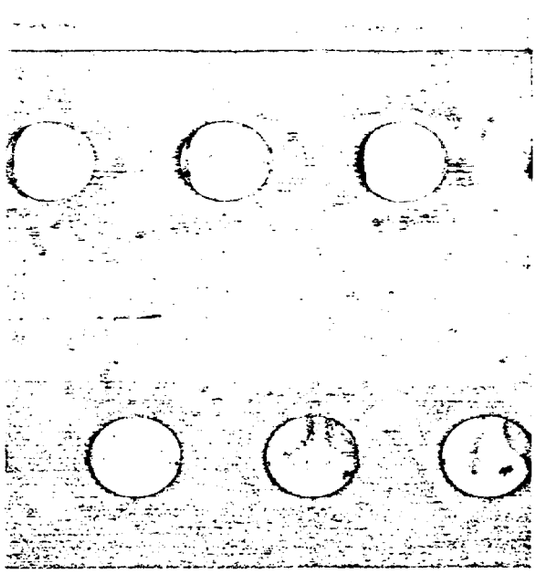
RECEIVED OF _____

FOR _____

BOOK 8386 PAGE 538

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
1100000.00
CON TX 4070.00
PRFEE 1.00
WDEED 9.00
TOTAL 4079.00
4079.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99832

IDENTIFT REFERENCE

MAR 12 10 21 AM '93

DAVIDSON COUNTY, TN

No. 629437