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WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,000.00

William T. Baty
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF May 19 93

Notary Public

MY COMMISSION EXPIRES: July 24, 1993
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William T. Baty (NAME)	Same (NAME)	MAP 72-5
891 Rodney Drive (ADDRESS)	(ADDRESS)	PARCEL 86.01
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	15DA05530

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, H. E. Brown, Jr. and wife, Susan Brown

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William T. Baty

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:

Land in Davidson County, Tennessee, being part of Lot 10, Block 2, on the Plat of Lot No. 10 and Lot Nos. 21 to 26, C. W. Waller's Sub. of the John D. Anderson Home Place, as of record in Book 547, page 6, Register's Office for said County, and described according to a copy of a survey made by Hickerson-Miller, Engineers-Surveyors, dated November 19, 1958, as follows: Beginning at point of northerly margin of Thomas Avenue 112.5 feet east of the northeast corner of Thomas Avenue and Keeling Avenue, thence with said margin of Thomas Avenue North 85 deg. west 61.0 feet to a point; thence north 5 deg. 24" east 180.0 feet to a point; thence south 85.0 deg. east 61.0 feet to a point; thence south 5 deg. 24' west 180.0 feet to the beginning.

Being the same property conveyed to H. E. Brown, Jr. by deed from H. E. Brown and wife, Maryadell C. Brown of record in Book 3370, page 41, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record.

Susan Brown joins in this conveyance to convey any interest she may have as the wife of H. E. Brown, Jr.

Taxes for the year 1993 are prorated and assumed by the Grantee(s) herein.

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

unimproved ( )
This is improved (X) property, known as 905 Thomas Avenue, Nashville, TN 37216
(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 17th day of May 19 93

H. E. Brown, Jr.

Susan Brown by H. E. Brown, Jr. by Power of Attorney recorded simultaneous herewith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named H. E. Brown, Jr. and wife, Susan Brown

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 17th day of May, 19 93.

Commission expires July 24, 1993

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of May, 1993, before me personally appeared H. E. Brown, Jr., to me known to be the person who executed the foregoing instrument in behalf of Susan Brown and acknowledged that he executed same as the free act and deed of said Susan Brown for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 17th day of May, 1993.

My Commission Expires: 7/24/93

Notary Public

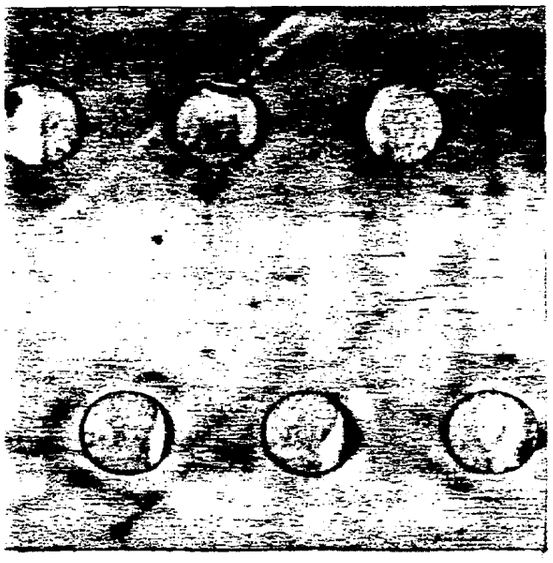
5236 05/20 0101 03CHECK 142.20

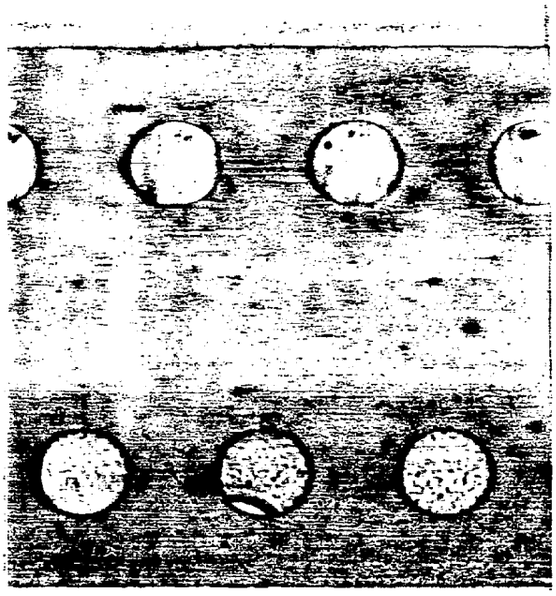
21583

IDENTIFICATION REFERENCE

MAY 20 9 31 AM '93

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 36000.00
CON TX 133.20
PRFEE 1.00
WDEED 8.00
TOTAL 142.20
CHECK 142.20

05/20/93 01 09:31 0001 5236

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2158.3

IDENTIFICATION REFERENCE

MAY 20 9 31 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 653291