PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (ljh) (Title No: 33230)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 435000.00

Affiant

Sworn and subscribed before me this 4th day of June, 1993.

Notary Public

My Comm. Expires: Sept 16, 1995

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Daniel Leahy Brown Linda T. Brown 302 St. James Park Nashville, TN 37215	PHH US Mortgage Corp. 55 Haddonfield Road Cherry Hill, NJ 08002	117-13-B-098

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Larry B. Shelton and spouse, Rosemary Shelton,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Daniel Leahy Brown and spouse, Linda T. Brown,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 302 on the plan of Phase I Abbottsford, of record in Book 6250, page 419, 420 and 421 as amended in Book 6592, page 400, Register's Office for said County.

SAID Lot No. 302 fronts 38.90 feet on the northerly margin of St. James Park and extends back 97.92 feet on the westerly line and 98.-00 feet on the easterly line to a broken line in the rear, measuring 89.45 feet thereon.

BEING the same property conveyed to Larry B. Shelton and wife, Rosemary Shelton by deed from Anthony P. Santoro and wife, Maureen A. Santoro of record in Book 7622, page 592, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, reciprocal easements, liens and other matters set forth in Book 6478, Page 177, Book 6530, page 242 and Book 6537, page 303, said Register's Office, and to the matters set forth in the referenced Plan of record and to any and all matters shown on the herein referenced Plan of record in said Register's Office.

28822

IDENTIFICATION REFERENCE

JUN 10 9 56 AM '93

LIA Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

5893 06/10 0101 03CHECK 1618.50

This is improved property, known as: 302 St. James Park , Nashville, TN 37215

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

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 4th day of June, 1993.

Larry B. Shelton
Larry B. Shelton

Rosemary Shelton
Rosemary Shelton

State of Tennessee
County of Davidson

On this 4th day of June, 1993, before me the undersigned authority, personally appeared **Larry B. Shelton and Rosemary Shelton**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: Sept 16, 1995

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public



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

RECEIVED OF _____

FOR _____

BOOK 8977 PAGE 293

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	435000.00
			CON TX	1609.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1618.50
			CHECK	1618.50
06/10/93	01		09:57 0001	5893

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2.8.8 2 2

IDENTIFICATION REFERENCE

JUN 10 9 58 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 661197