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Box 55

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,825.63

Joe E. Brown Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF December 19 93

I. Dyke Tatum
Notary Public

MY COMMISSION EXPIRES 7/26/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Tatum & Jones, Attorneys, 2001 Charlotte Avenue, Suite 200, Nashville, Tennessee 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Joe E. Brown (NAME)	First Tennessee Bank National (NAME)	103-2-183
176 Rural Avenue (ADDRESS)	Post Office Box 474 (ADDRESS)	08DA47320
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Memphis, Tennessee 38101-0474 (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, Daryl Downey and wife, Sandra England Downey and Bobby Downey and wife, Hazel Downey

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

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 Block 25 on the Map of C.C. Vernon Farm, of record in Book 161, page 164, said Register's Office. Said part of Block 25 is also shown as the "Chunn Property" on the Plan of Richland Meadows, Sec. V, of record in Book 2330, page 92, said Register's Office, and is more particularly described according to a survey made by Hickerson-Miller, Engineers-Surveyors, on May 5, 1956, as follows:

Beginning at a point in the south margin of Vaught Drive, said point being the common front corner of the land herein described and Lot No. 1 on the Plan of Richland Meadows, Sec. V., thence South 86 deg. 54' west 121.6 feet to a point which is the beginning of a curve having a radius of 25 feet; thence around said curve 41.8 feet to a point; thence South 81 deg. 0' west 10 feet to point in the east margin of Rural Avenue; thence South 9 deg. 0' East 21.7 feet to a point; thence North 86 deg. 54' East 155 feet to a point in the dividing line between the land herein described and said Lot No. 1 on the Plan of Richland Meadows, Sec. V; thence North 4 deg. 42' West 50 feet to the point of beginning. SOURCE OF DESCRIPTION: THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEED OF RECORD.

Being the same property conveyed to Daryl Downey and Sandra England and Bobby Downey and wife, Hazel Downey by deed from Donald F. Thompson and wife, Margaret S. Thompson as of record in Book 7210, page 824, Register's office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 2541, page 575, said Register's Office. *

CONTINUED

unimproved ( ) This is improved (X) property, known as 176 Rural Avenue, Nashville, TN 37209
(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 2nd day of December 19 93

Daryl Downey
Daryl Downey

Bobby Downey
Bobby Downey

Sandra England Downey
Sandra England Downey

Hazel Downey
Hazel Downey

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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 Daryl Downey and wife, Sandra England Downey and Bobby Downey and wife, Hazel Downey

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 2nd day of December, 93

Commission expires 7/26/97

I. Dyke Tatum, 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

*It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 7210, page 827, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee.

This is to certify that Sandra England, Sandra Kay Downey and Sandra England Downey are one and the same person.

93978

IDENTIFICATION REFERENCE

93 DEC -7 AM 10:

FILED FOR RECORD
DAVIDSON COUNTY, TN.

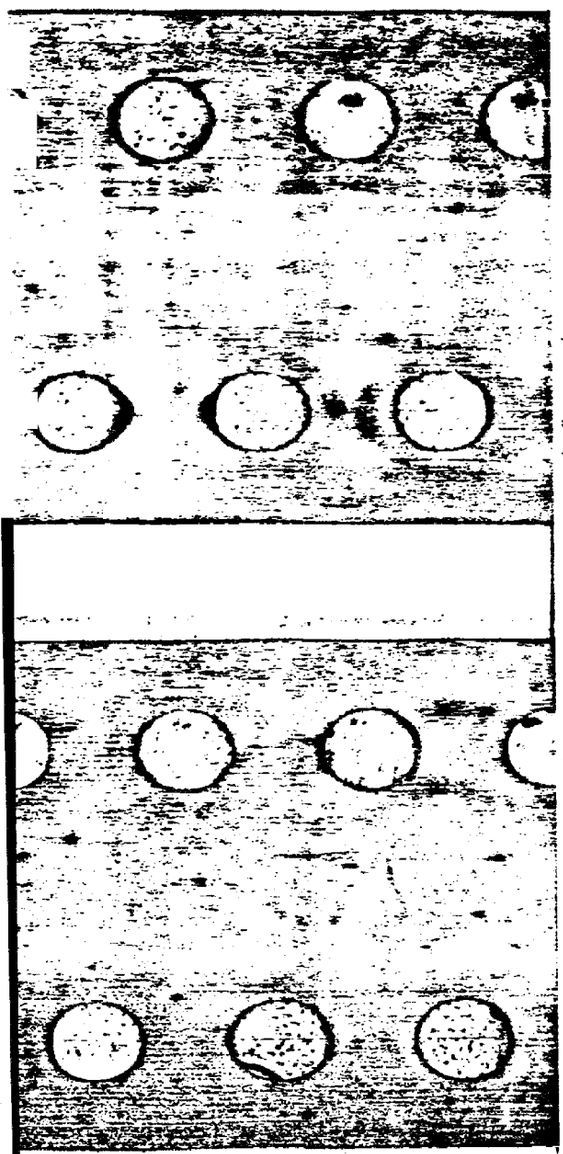
WARRANTY DEED

FROM

TO

RETURN TO:

0979 12/07 0101 03CHECK 241.36



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 62825.63
				CON TX 232.36
				PRFEE 1.00
				WDEED 8.00
				TOTAL 241.36
				CHECK 241.36
			12/07/93 01	10:54 0001 0979

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93978
IDENTIFICATION REFERENCE

93 DEC -7 AM 10:54
FELIX Z. WILSON, II
DAVIDSON COUNTY REGISTER

No. 731022