PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys; PERCY WILKINS JR.
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8743

W & I Ref: (ljh) (Title No: 34499)
Dav. Co. File: Box 8

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
EXP. 7/27/96

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 56000.00

Affiant

Sworn and subscribed before me this
21st day of December, 1993.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Lytle Brown IV	SAME	131-03-0-261

WARRANTY DEED
(Corporate)

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 **Folk-Jordan Co., Inc.**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Nancy B. Sparrow and Lytle Brown, IV, as joint tenants with right of survivorship,** 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. 1 on the plan of Ardenwood Place, of record in Book 8250, page 151, Register's Office for said County.

Said Lot No. 1, which is a corner lot, fronts 82.73 feet on the northerly margin of Ardenwood Court and fronts 81.25 feet on the easterly margin of Belmont Boulevard, said frontages being joined by a curve having a length of 39.09 feet, and extends back 111.01 feet on the northerly line and 85.66 feet on the easterly line to a point of intersection.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Being the same premises conveyed to Folk-Jordan Company, Inc. by deed from Bob G. Johnson and spouse, Jackie G. Johnson of record in Book 8808, page 611, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants contained in instrument of record in Book 8815, page 967 and any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property, known as: Lot 1 Ardenwood Court, Nashville, TN

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 successors 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 21st day of December, 1993.

Folk-Jordan Co., Inc.

By: Don H. Jordan President
Title:

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

State of Tennessee
County of Davidson

Before me, the undersigned, personally appeared Don H. Jordan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as President (or other officer authorized to execute this instrument) of Folk-Jordan Co., Inc., the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Nashville, Tennessee, this 21st day of December, 1993.

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: _____

99507
93 DEC 22 AM 11:
FEE
DAVIDSON COUNTY
0001 03CHECK 216.20

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

RECEIVED OF _____

FOR _____

BOOK 9195 PAGE 415

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 56000.00
				CON TX 207.20
				PRFEE 1.00
				WDEED 8.00
				TOTAL 216.20
				CHECK 216.20
12/22/93	01	09:20	0001	7053

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99507
IDENTIFICATION

93 DEC 22 AM 9:19
REGISTER
DAVIDSON COUNTY, TN.

No. 737016