BOOK 9285 PAGE 787

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: (kd) (Title No: 34811)
Dav. Co. File: Box 8

CHESTER WILKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 9/16/95

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 92500.00

Marshall Allen Browne, Jr.
Affiant

Sworn and subscribed before me this
18th day of March, 1994.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Marshall Allen Browne, Jr. 7814 Highway 100 Nashville, Tennessee 37221	Countrywide FundingCorporation 155 N. Lake Avenue Pasadena, California 91109	156-00-0-20

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 **James Robert Cagnoni, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Marshall Allen Browne, Jr.,** 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 in the 9th Civil District of said County and State, being Lot No. 3 on the plan of Harpeth Heights, Section 2, not of record, and described according to a survey by John Kohl & Company, P.C., 400 7th Avenue South, Nashville, TN 37203, License No. 100, dated August 14, 1992, as follows:

BEGINNING on the northerly margin of Highway No. 150 feet west of the southwest corner of the property conveyed to Marvin F. King and wife, by deed from E. U. Buchi and wife, of record in Book 2139, page 535, Register's Office for said County, being the corner of Lots No's. 2 and 3; thence with the line between said two lots northwardly 188.8 feet; thence westwardly 150.45 feet to the corner of Lots No's. 3 and 4; thence with the line between said lots No's. 3 and 4 southwardly 200 feet to the northerly margin of said Highway No. 100; thence with the northerly margin of same, eastwardly 150 feet to the beginning.

BEING the same property conveyed to James Robert Cagnoni by deed from Paul Laurence Rogers and wife, Janet D. Rogers of record in Book 8720, page 470, Register's Office for Davidson county, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This instrument is executed on behalf of James Robert Cagnoni by Joann Tomlin as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 7814 Highway 100, Nashville, Tennessee 37221

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 18th day of March, 1994.

James Robert Cagnoni

James Robert Cagnoni, By: Joann Tomlin, Atty-In-Fact

State of Tennessee
County of Davidson

On this 18th day of March, 1994, before me the undersigned authority, personally appeared , 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.

Notary Public

My Commission Expires: _____

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 **Joann Tomlin**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **James Robert Cagnoni**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 18th day of March, 1994.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: EXP. 9/16/95

EXHIBIT "A"
To
WARRANTY DEED

FROM: James Robert Cagnoni

TO: Marshall Allen Browne, Jr.

94 MAR 22 AM 10:37
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

30309

IDENTIFICATION REFERENCE

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Joann Tomlin, Affiant

Sworn to and subscribed before me this

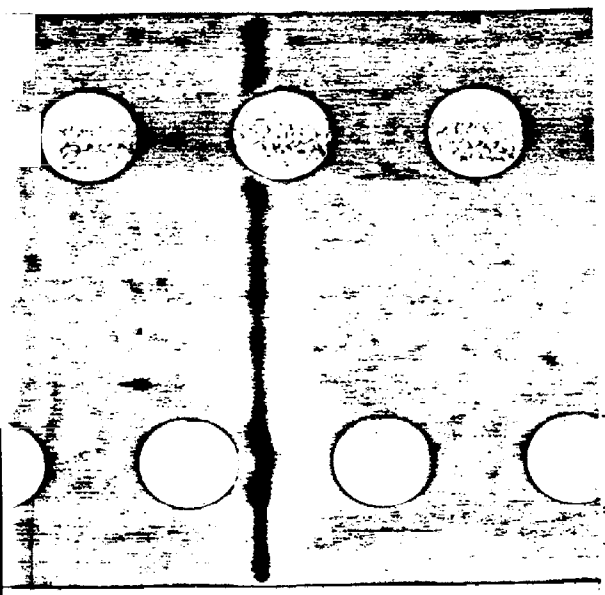
18th day of March, 1994.

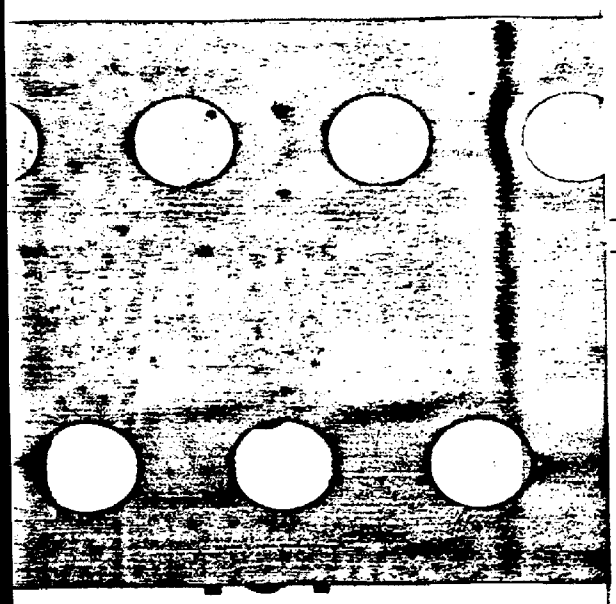
Notary Public

My Commission Expires:_____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 9/16/95

4544 03/22 0101 03CHECK 351.25





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

RECEIVED OF _____

FOR _____ BOOK 9285 PAGE 789

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

WDEED 92500.00
ERR CO
WDEED 92500.00-
CAMT 92500.00
CON TX 342.25
PRFEE 1.00
WDEED 8.00
TOTAL 351.25
CHECK 351.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 4544

30309
IDENTIF. & REFERENCE

94 MAR 22 AM 10: 37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 769875