Sec 28

BOOK 9314 PAGE 47

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 220,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 15th DAY OF April 19 94

NOTARY PUBLIC

My Commission expires: My Commission Expires SEPT 27, 1997

THIS INSTRUMENT PREPARED BY

Devereaux D. Cannon, Jr., Attorney, 344 Fourth Avenue, North, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
GREGORY AARON BROWN	Same	154 - 104
c/o Debbie Doebler (NAME)	(NAME)	154 - 116
48 Music Square East (ADDRESS)	(ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

94-3 04125 0101 00CHECK 827.00

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

JACK W. LEE AND WIFE, IVA BOYD LEE

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

GREGORY AARON BROWN

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

(SEE ATTACHED EXHIBIT "A")

94 APR 15 PM 1:43
DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
39719

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Water Easement of record in Book 5752, page 386, Register's Office for Davidson County, Tennessee.

2. Driveway Easements of record in Book 5752, page 386, and Book 5752, page 933, Register's Office for Davidson County, Tennessee.

unimproved (X)
This is improved ( ) property, known as Poplar Creek Road (House Number) (Street) Nashville, TN (City) (State) 37221 (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 15th day of April, 19 94.

Jack W. Lee
JACK W. LEE

Iva Boyd Lee
IVA BOYD LEE

K 9314

INDIVIDUAL ACKNOWLEDGMENTS:

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STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named JACK W. LEE AND WIFE, IVA BOYD LEE, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 15th day of April, 19 94.

My Commission expires:
1/22/95

Jo Ann Smith
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this ____ day of _____, 19____.

My Commission expires:

_____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this ____ day of _____, 19____.

My Commission expires:

_____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this ____ day of _____, 19____.

My Commission expires:

_____
Notary Public

EXHIBIT "A"

TRACT I:
Land in the 9th Civil District of Davidson County, Tennessee, described according to a survey by Perry A. Chapdelaine, Jr., dated May 18, 1981, as follows:

Begin at a point at the end of Russell Road, as its furtherest point from McCrory Lane, and the beginning of a private driveway; thence with the center line of said private driveway north 77 deg. 5' 28" west 116.13 feet to a point in the center line of said driveway; thence north 8 deg. 43' 45" west 99.09 feet to an iron pin, the point of beginning of the within described premises; thence south 8 deg. 50' 34" west 610.48 feet to an iron pin in the center line of Poplar Creek Road; thence with the center line of said Poplar Creek Road along a curve (Curve data: angle of 18 deg. 19' 37" and radius of 909.40 feet) a distance of 290.88 feet to an iron pin; thence continuing with the center line of said Poplar Creek Road, North 69 deg. 2' 24" west 73.33 feet to an iron pin; thence leaving Poplar Creek Road north 8 deg. 50' 34" east 331.81 feet to an iron pin; thence south 81 deg. 9' 26" east 200.00 feet to an iron pin; thence north 8 deg. 50' 34" east 220.28 feet to an iron pin in the center line of a private driveway; thence with center line of said private driveway north 78 deg. 14' 11" east 23.88 feet to a point; then North 84 deg. 30' 43" east 53.34 feet to a point; then south 87 deg. 5' 23" east 64.27 feet to a point; then south 80 deg. 43' 45" east 23.00 feet to the point of beginning, containing 3.85 acres, more or less.

TRACT 2:

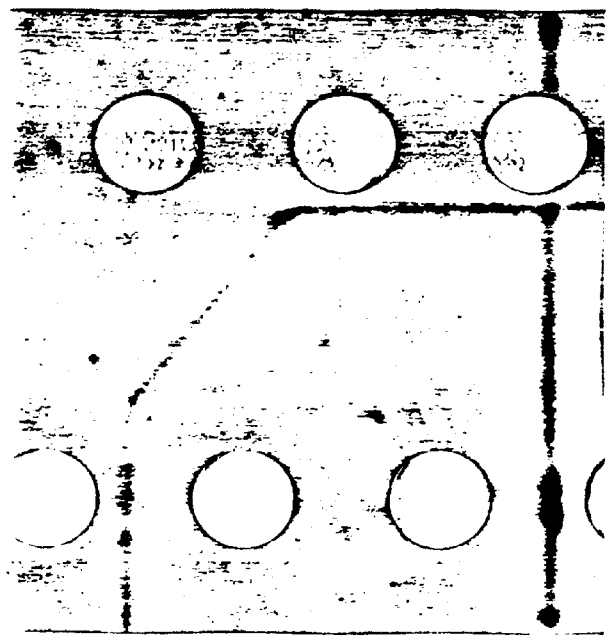
Land in the 9th Civil District of Davidson County, Tennessee, described according to a survey by Perry A. Chapdelaine, Jr., dated May 18, 1981, as follows:

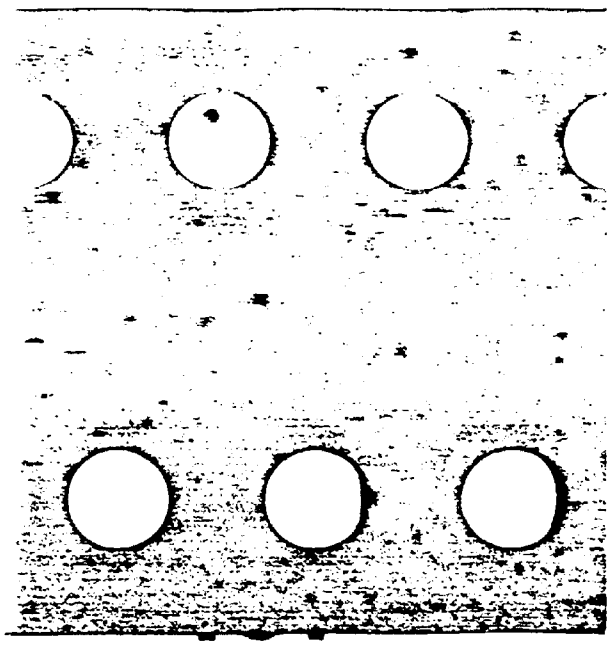
Beginning at a point in the center of Russell Rd., in the east line of Friedli property (as described in Book 3909, page 281, RODCT): thence with the center of said road, south 70 deg. 8' 6" west, 135.05 feet to a point; thence with the center of a private driveway north 77 deg. 5' 28" west, 116.13 feet, then north 80 deg. 43' 45" west, 122.09 feet, then, north 87 deg. 5' 23" west 64.27 feet, then south 84 deg. 30' 43" west, 53.34 feet, then south 78 deg. 14' 11" west, 23.88 feet; thence leaving said private driveway; south 8 deg. 50' 34" west 220.28 feet to an iron pin; thence north 81 deg. 9' 20" west, 200.00 feet to an iron pin in a fence; thence with a fence, north 8 deg. 50' 34" east, 530.57 feet to an iron pin; thence leaving fence south 88 deg. 0' 0" east, 666.87 feet to an iron pin; thence south 2 deg. 49' 39" west, 307.47 feet (passing an iron pin at 274.01 feet) to the beginning, and containing 6.17 acres, more or less.

Being the same property conveyed to Jack W. Lee and wife, Iva Boyd Lee by deed from Raymond E. Culver, Jr., and wife, Melinda L. Culver, of record in Book 7671, page 677, Register's Office for Davidson County, Tennessee.

TRACT 3:
Beginning at a point in the center of Poplar Creek Road, SW corner of Book 6012, page 518, being South 08 deg. 50 min. 34 sec. West at 25.58 feet from an iron rod, thence with said centerline North 68 deg. 58 min. 08 sec. West, 255.77 feet to a point, Southeast corner of a 5.02 tract, tract 4 of Division of part of Goodall Bailey property, then with East line of same, North 08 deg. 50 min. 34 sec. East, 507.94 feet to an iron rod, North 81 deg. 09 min. 26 sec. West, 101.62 feet to an iron rod, North 08 deg. 50 min. 34 sec. East, 493.13 feet to an iron rod, then with Goodall Bailey property, South 81 deg. 09 min. 26 sec. East 331.15 feet to an iron rod in a fence, West line of Book 4615, page 127, then with fence and said line, South 03 deg. 51 min. 11 sec. West, 131.03 feet to a marked beech, South 00 deg. 32 min. 34 sec. West, 62.86 feet to an iron rod, NW corner of Book 6012, page 518; then with fence and West line of same, South 08 deg. 50 min. 34 sec. West, 862.33 feet to the beginning; containing 7.00 acres, more or less, and being part of Book 4325, page 438, 9th Civil District, Davidson County, Tennessee, according to and being Tract 5 of a survey by P. Anthony Chapdelaine, Jr., dated 3/21/84.

Being the same property conveyed to Jack W. Lee and wife, Iva Boyd Lee by deed from Raymond E. Culver, Jr., and wife, Melinda L. Culver, of record in Book 7671, page 681, said Register's Office.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9314 PAGE 50

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
			CAM1	
			220000.00	
			CON TX 814.00	
			PRFEE 1.00	
			WDEED 12.00	
			TOTAL 827.00	
			CHECK 827.00	
			04/15/94 01 13:44 0001 4743	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39719
IDENTIFICATION REFERENCE

91, APR 15 PM 1:43
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 779933