STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $41,000.00.

Andrea C. Brewer
Affiant

Subscribed ad sworn before me, this 9th day May , 1994.

Wesley D. Turner
Notary Public

My Commission Expires: 7/25/95

WESLEY D. TURNER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Bpt 44

This instrument prepared by:
Wesley D. Turner
Gullett, Sanford, Robinson & Martin
230 Fourth Avenue, North
Third Floor
P.O. Box 198888
Nashville, TN 37219-8888

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers:
James M. Brewer and wife, Andrea C. Brewer 116 Harding Place D-4 Nashville, TN 37205	Margaretten & Company, Inc. One Ronson Road Iselin, NJ 08830	130-01-0A028.00CO 7DZ 50127

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JANE LEA JOHNSON, UNMARRIED**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JAMES M. BREWER AND WIFE, ANDREA C. BREWER**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit D-4 Belle Meade Terrace, 116 Harding Place, as of record in Book 5200, page 325, Register's Officew for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jane Lea Johnson by deed from Deborah Wallace Craig, and husband, C. A. Craig, II, of record in Book 8914, page 390, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1994 taxes, a lien not yet due and payable which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Master Deed establishing a Horizontal Property Regime of record in Book 5730, page 27, and the By-Laws attached thereto, as amended in Book 6015, page 94, Register's Office for said County.

3. Matters shown on the Plan of record in Book 5200, page 325, Register's Office for said County.

4. Easement for sanitary sewer to Harding Academy of record in Book 4651, page 912, Register's Office for said County.

5. Easement for sanitary sewers and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4846, page 738, Register's Office for said County.

6. Easement for flow of Richland Creek.

This is improved property known as 116 Harding Place D-4, Nashville, TN 37205.

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 I covenant with the said Grantees that I am 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 hands this 9th day of May, 1994.

Jane Lea Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JANE LEA JOHNSON, UNMARRIED**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of May, 1994.

Notary Public

My Commission Expires: 7/22/95

WEST ... NOTARY PUBLIC AT LARGE ... STATE OF TENNESSEE

94 MAY 10 AM 11:05
FELIA ... REGISTER
DAVIDSON COUNTY, TN.

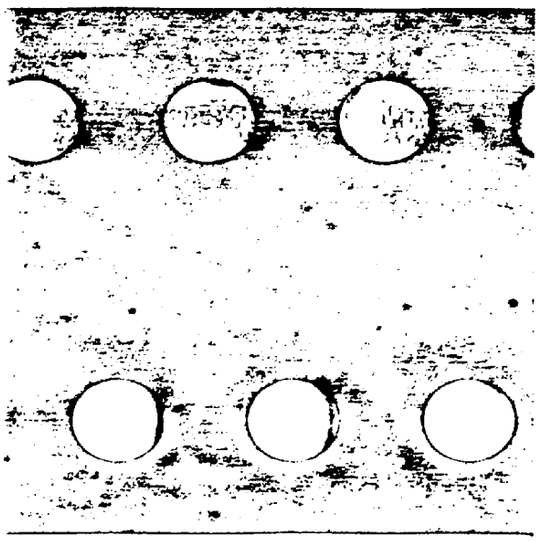
IDENTIFICATION REFERENCE
48461

4329 05/10 0101 03CHECK 160.70

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

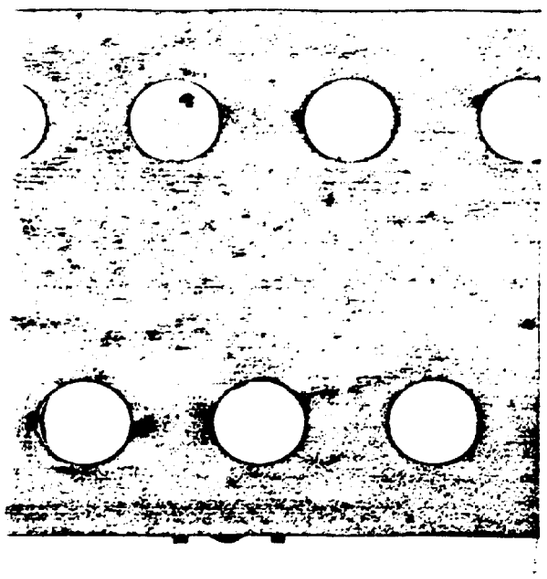
BOOK 9340 PAGE 114

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	41000.00
CON TX	151.70
PRFEE	1.00
WDEED	8.00
TOTAL	160.70
CHECK	160.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 4329



48461
IDENTIF. & REFERENCE

94 MAY 10 AM 11:05
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 789377