WARRANTY DEED

BOOK 9350 PAGE 391

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16th DAY OF May 19 94

Notary Public

MY COMMISSION EXPIRES: January 24, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 2323 21st Avenue South, Ste. 200, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffery R. Brown	COMMUNITY MORTGAGE CORPORATION	MAP 60-1
(NAME)	(NAME)	
3027 Capps Drive	6389 Quail Hollow Road	PARCEL 88
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207	Memphis, Tennessee 38120-1421	
(CITY) (STATE) (ZIP)	(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, Donald Ray Stephens

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffery R. Brown and wife, Jennifer J. Brown

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 Lot No. 63 on the Plan of Aldrich Heights, Section 3, as of record in Book 2663, Page 49, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Donald Ray Stephens by deed from Harry McKinley Ervin et ux Claire S. Ervin of record in Book 6095, Page 669, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 2747, Page 338, as amended in Book 3466, Page 349, Register's Office for said County.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

51869
IDENTIF. ↑ REFERENCE

94 MAY 19 AM 11:57
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

3036 05/19 0101 03CHECK 157.00

unimproved ( )
This is improved (X) property, known as 3027 Capps Drive, Nashville, Tennessee 37207
(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 my hand this 16th day of May 19 94

Donald Ray Stephens by Odessa Jenkins, Attorney-In-Fact

Donald Ray Stephens
by Odessa Jenkins,
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on 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 _____ _____, Tennessee, this _____day of _____19_____ .

Commission expires _____ _____

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 16th day of May, 1994, before me personally appeared Odessa Jenkins, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Donald Ray Stephens, and who acknowledged that she executed the same as the free act and deed of the said Donald Ray Stephens by virtue of that Power of Attorney, duly executed by the said Donald Ray Stephens and recorded in Book 6417, Page 259 of the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of May, 1994.

David L. Kazmerowski, Notary Public

My Commission expires: January 24, 1998



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

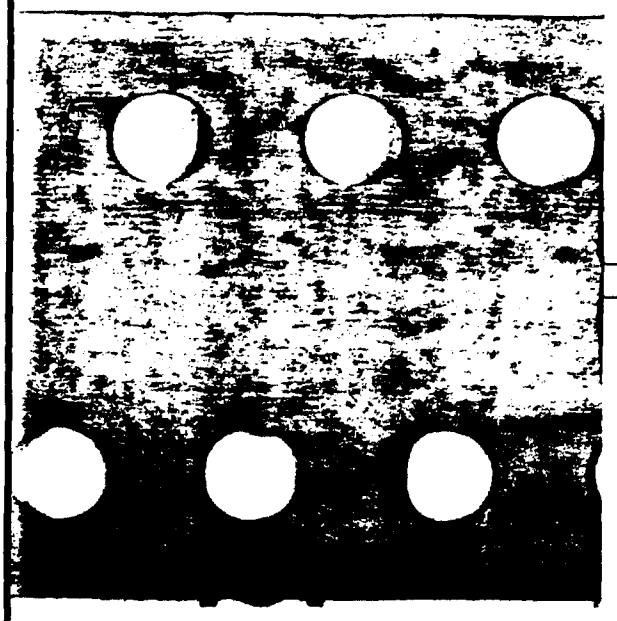
RECEIVED OF _____

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 40000.00
CON TX 148.00
PRFEE 1.00
WDEED 8.00
TOTAL 157.00
CHECK 157.00

05/19/94 01 11:57 0001 8036

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

51869
IDENTIF. ↑ REFERENCE

94 MAY 19 AM 11:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 793045