Box 50B

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9396 PAGE 420

ADDRESS NEW OWNER:
Arthur Scott Brooks and
Cynthia Louise Brooks
1343 Otter Creek Road
Nashville, Tennessee 37215

SEND TAX BILL:
To Mortgagee

MAP AND PARCEL:

MAP	145
GROUP	10
PARCEL	23

MORTGAGEE:
Union Planters National Bank,
a national banking association
401 Union Street
Nashville, Tn 37219

2890 07/01 0101 03CHECK 1211.50

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Harold A. Ferguson and wife, Frances S. Ferguson, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Arthur Scott Brooks and wife, Cynthia Louise Brooks, 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. 122 on the Plan of Tyne Valley Estates, Section 8, of record in Book 3500, page 148, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Harold A. Ferguson and wife, Frances S. Ferguson by deed from Richard A. Piske and wife, Louise O. Piske, as of record in Book 4553, page 719, Register's Office for Davidson County, Tennessee.

This is improved property known as 1343 Otter Creek Road, Nashville, TN 37215.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1994 property taxes which are not yet due and payable.
2. All matters shown on the Plan of record in Book 3500, page 148, said Register's Office.
3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7767, page 581, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Arthur Scott Brooks and wife, Cynthia Louise Brooks, their heirs and assigns, forever; and we, Harold A. Ferguson and wife, Frances S. Ferguson, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 29th day of June, 1994.

Harold A. Ferguson

Frances S. Ferguson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Harold A. Ferguson and wife, Frances S. Ferguson, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 29th day of June, 1994.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: Nov. 30, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 325,000.00.

AFFIANT

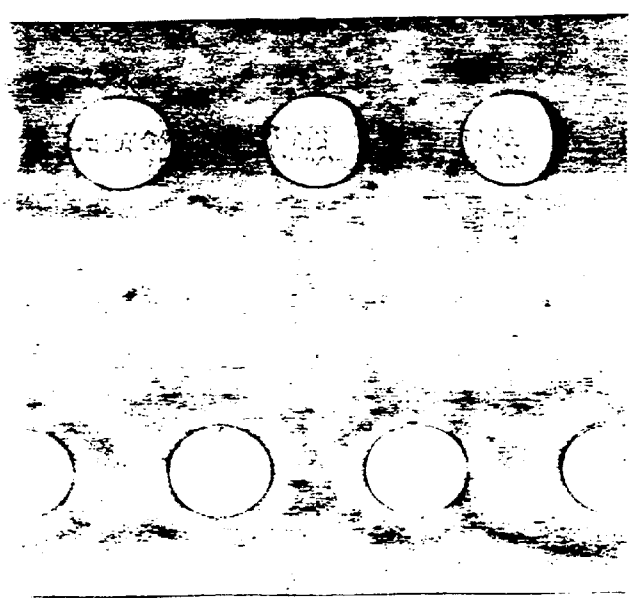
Subscribed and sworn to before me this 29th day of June, 1994.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: Nov. 30, 1996

94 JUL -1 PM 4:30
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

67301
IDENTIFICATION REFERENCE



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

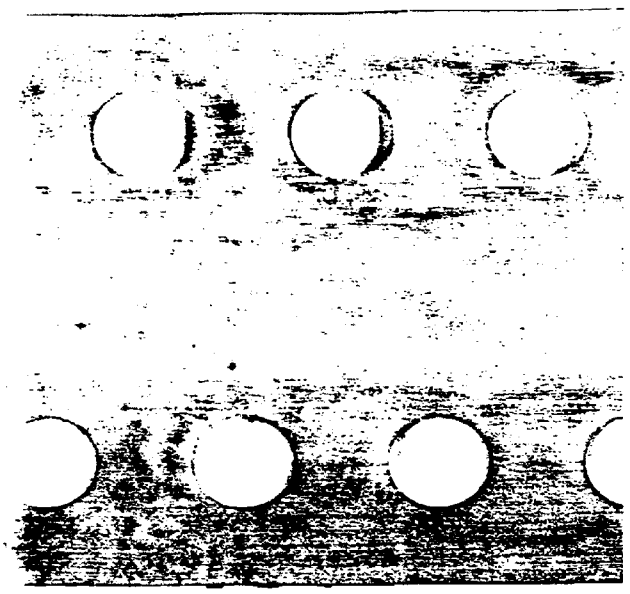
RECEIVED OF _____

FOR _____

BOOK 9396 PAGE 422

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



67301

REFERENCE

94 JUL -1 PM 4:30

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT
1000.00
CON TX 1202.50
PRFEE 1.00
WDEED 8.00
TOTAL 1211.50
CHECK 1211.50

07/01/94 01 16:30 0001 2890

No. 809548