STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $146,500.00.

Affiant

Subscribed ad sworn before me, this 26th day August, 1994.

Notary Public

My Commission Expires: 9-21-96

This instrument prepared by:
George V. Crawford, Jr.
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
Thomas W. Hagood and wife, Margaret M. May 158 Woodmont Blvd. Nashville, TN 37205	SAME	Map 116-03-130 7DA 10110

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, **LALA BRUBAKER, ARTHUR EDWARD BROWN, JR., and JUNE BROWN DOAK, Beneficiaries under the Last Will and Testament of Moss M. Brown of record in Will Book 146, page 43, Probate Court Clerk's Office for Davidson County, Tennessee,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **THOMAS W. HAGOOD AND WIFE, MARGARET M. MAY**, 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 the southerly 75 feet of Lot No. 104 on the Map of Kenner-Manor Land Company's Second Subdivision, of record in Book 421, page 100, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 104 fronts 75 feet on the easterly side of Woodmont Avenue or Boulevard and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to A. E. Brown and wife, Moss M. Brown by deed from Florence Elizabeth Buck Malone, Sarah Catherine Buck Warden and Mary Louise Buck Davis, of record in Book 3896, page 37, Register's Office for said County; the said A. E. Brown having predeceased Moss M. Brown. Moss M. Brown having since died and her will being of record in Will Book 146, page 43, Probate Court Clerk'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. Easement for sanitary sewer and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 3932, page 915, Register's Office for said County.

3. Matters shown on the Plan of record in Book 421, page 100, Register's Office for said County.

This is improved property known as 158 Woodmont Blvd., 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 myself, my 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 26th day of August, 1994.

Lala Brubaker
Lala Brubaker

By: June Brown Doak attorney in fact
June Brown Doak
Attorney-in-Fact

Arthur Edward Brown Jr.
Arthur Edward Brown, Jr.

By: June Brown Doak attorney in fact
June Brown Doak
Attorney-in-Fact

June Brown Doak
June Brown Doak

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **June Brown Doak**, 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 26th day of August, 1994.

Scott R. Grimes
Notary Public

My Commission Expires: 9-21-96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JUNE BROWN DOAK**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact of the makers or a constituent of the makers and is authorized by the makers or by its constituent, the constituent being authorized by the makers, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 26th day of August, 1993.

Notary Public

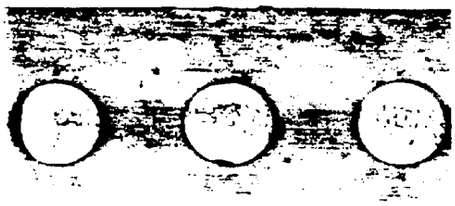
My Commission Expires: 9-21-96

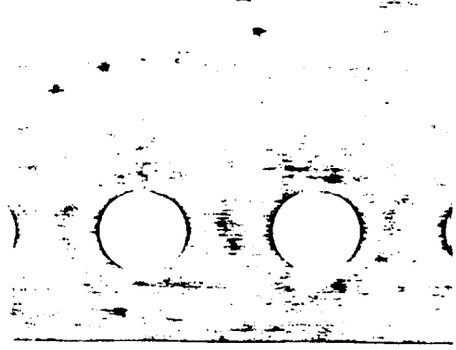
CITY OF MEMPHIS TENN. NOTARY PUBLIC DAVIDSON

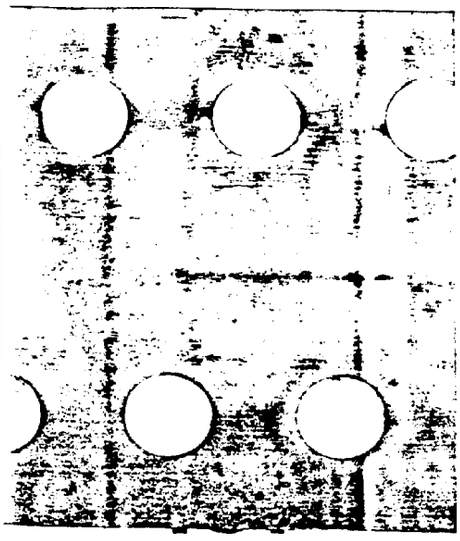
3113 08.29 0101 03DHEDEN 555-05

85449
IDENTIF. & REFERENCE

94 AUG 29 AM 10:03
REGISTER
DAVIDSON COUNTY, TN.







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

RECEIVED OF _____

FOR _____

BOOK 9448 PAGE 359

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	COTX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MOTX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
146500.00
CON TX 542.05
PRFEE 1.00
WDEED 12.00
TOTAL 555.05
CHECK 555.05

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 2 0001 2563

85449
IDENTIF. ← REFERENCE

94 AUG 29 AM 10: 03
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 828962