This Instrument Prepared By:
JOHN P. BROWN, III, ATTORNEY AT LAW
4207 Lebanon Road, Suite 200
Hermitage, TN 37076
PH: (615) 883-4998
(From information furnished by others)

BOOK 9519 PG 280

ADDRESS NEW OWNER:
James E. Morton and
wife, Lillian C. Morton
5051 Hyde Road
Springfield, TN 37172

SEND TAX BILLS:
SAME

MORTGAGEE:
John P. Brown, et al
3944 Woodlawn Drive
Nashville, TN 37205

MAP AND PARCEL:
Map -- 83-5
Parcel -- 230
F/B 23W00030

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, John P. Brown, Thomas A. Brown, Philip J. Brown, and Robert M. Brown, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James E. Morton and wife, Lillian C. Morton, 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 Nos. 12 and 13 of Block "A" on the Plan of Wakefield-Smith Company's Subdivision, as of record in Book 843, Page 19, Register's Office for said County.
>
> Said Lot Nos. 12 and 13 front together 40 feet on the easterly side of Gallaltin Avenue, as widened, and run back between parallel lines 120 feet to an alley.
>
> Being the same property conveyed to J. P. Brown and wife, Hazel S. Brown, by Installment Deed dated April 5, 1977, from Ferris C. Bailey, Jr., Executor of the Estate of Ferris C. Bailey, and Clara R. (Bailey) Ewing, who joined in the conveyance for the purpose of conveying any right, title, or interest she may have had in said real property. The said J. P. Brown predeceased the said Hazel S. Brown, at which time said property passed to her in fee simple by operation of law; and, the said Hazel S. Brown became deceased in 1992 intestate, and said property passed under the laws of intestate succession to Thomas A. Brown, Philip J. Brown, Robert M. Brown, and John P. Brown, as tenants in common.

This is improved property known as 417 Gallatin Road, Nashville, TN, 37206.

This conveyance is made subject to all zoning ordinances, restrictions, and easements of record, or which a visual inspection of the property would reveal. Real property taxes for 1994 have been settled between the parties, and are the responsibility of Grantors.

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, the Grantors, 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 my hand this the 10 day of Nov, 1994.

JOHN P. BROWN

Robert M. Brown
by John P. Brown III

ROBERT M. BROWN
(by John P. Brown, III, Attorney-in-Fact, pursuant to Limited Power of Attorney of record in Book 9510, Page 573, R.O.D.C.T.)

Thomas A. Brown
by John P. Brown III

THOMAS A. BROWN
(by John P. Brown, III, Attorney-in-Fact, pursuant to Limited Power of Attorney of record in Book 9510, Page 571, R.O.D.C.T.)

Phillip J. Brown
by John P. Brown III

PHILIP J. BROWN
(by John P. Brown, III, Attorney-in-Fact, pursuant to Limited Power of Attorney of record in Book 9508, Page 499 R.O.D.C.T.)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named John P. Brown, and Robert M. Brown, Thomas A. Brown, and Philip J. Brown (by and through their Attorney-in-Fact, John P. Brown, III), 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 Hermitage, Tennessee, this the 10th day of NOVEMBER, 1994.

NOTARY PUBLIC

My Commission Expires: 1-24-98

3526 11/14 0101 03CHECK 272.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $70,000.00.

AFFIANT

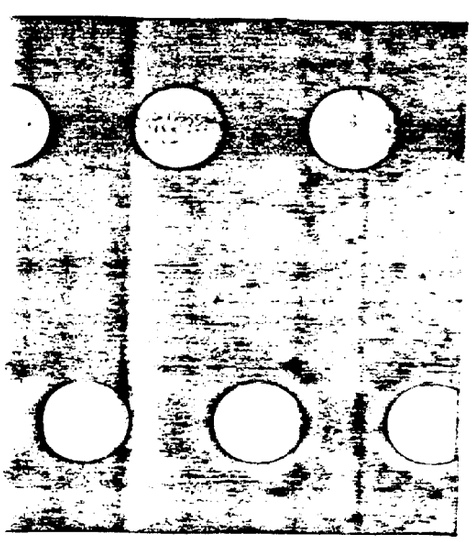
Subscribed and sworn to before me
this 10th day of NOVEMBER, 1994.

NOTARY PUBLIC

My Commission Expires: 1-24-98

08489
IDENTIF. & REFERENCE

94 NOV 14 AM 10:04
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

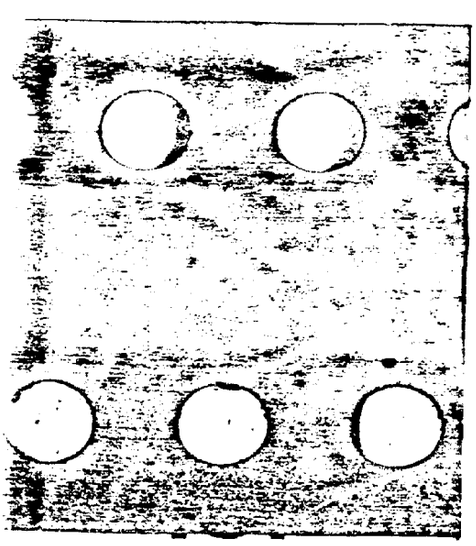
RECEIVED OF _____

FOR _____

BOOK 9519 PG 283

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	70000.00
CON TX	259.00
PRFEE	1.00
WDEED	12.00
TOTAL	272.00
CHECK	272.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/14/94 01 10:04 0001 3526

08489

IDENTIF. ^ REFERENCE

94 NOV 14 AM 10:04

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 853607