ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Marc D. Brown	First American National Bank	MAP and PARCEL
[redacted]	Attn: Tax Dept.	
303 Due West Avenue, East	300 Deaderick Street	51-8-174
Madison, TN 37115	Nashville, TN 37237	

This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park
2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Jerald J. Brown**, (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Marc D. Brown, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 in the ReSubdivision of Lots 19 and 23 inclusive Montague Subdivision "D" and described according to a survey performed in the field and dated April 11, 1990, by David Bundren, R.L.S. No. 1517, Campbell Surveying Company, Inc., 2424 21st Avenue South, Suite 201, Nashville, Tennessee 37212, as follows:
Beginning at an iron pin in the northeasterly margin of Due West Avenue, thence with said margin North 48 deg. 09 minutes 25 seconds West 107.55 Feet to an iron pin at the intersection of Milliken Bend Road and Due West Avenue, thence with the southerly margin of Milliken Bend Road, said margin being a curve to the left with a radius of 962.56 feet and an arc length of 218.88 feet to an iron pin, said pin being a common corner of the J. P. Kane property and the property as described herein, thence leaving said margin South 44 deg. 42 minutes 47 seconds East 32.41 feet to an iron pin, said pin being a common corner of the J.P. Kane property and the Kenneth L. Warren property and the property as described herein, thence North 45 deg. 28 minutes 35 seconds East 198.45 feet to the point of beginning.

Being the same property conveyed to Jerald J. Brown, an unmarried person, by deed from Aggie Miller Sumruld and husband, Carl L. Sumruld, of record in Book 8138, Page 61, said Office for Davidson County, Tennessee.

This is property with a common address of 303 Due West Avenue, Madison, TN 37115.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
1) Property taxes for the current year, said taxes being prorated and payment of same being made by the Grantors.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $55,900.00

Affiant

Subscribed and sworn before me this 30th day of November, 1994.

Notary Public

My Commission Expires: 5/23/98

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **30th** day of **November, 1994**.

Jerald J. Brown

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Jerald J. Brown** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville,**, Tennessee, this **30th** day of **November, 1994**.

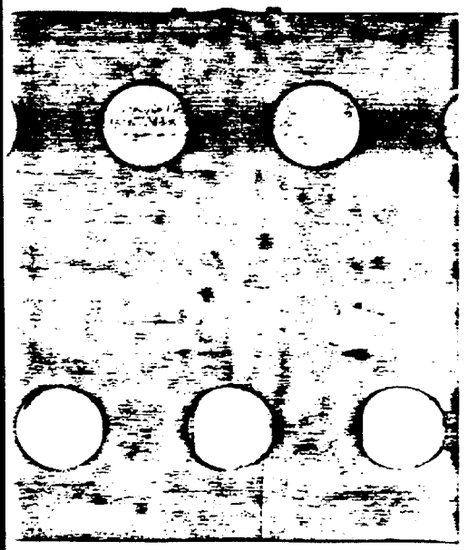
Notary Public
My Commission Expires: 5/28/98

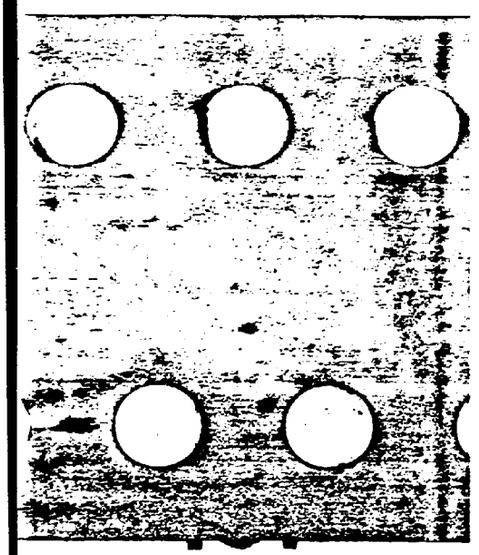
File No. 9411-406

13884
IDENTIFICATION REFERENCE

94 DEC -2 AM 9:37
REGISTER
DAVIDSON COUNTY, TN.

9370 12/02 0101 03CHECK 215.83





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

RECEIVED OF _____

FOR _____

BOOK 9535 PG 792

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	55900.00
CON TX	206.83
PRFEE	1.00
WDEED	8.00
TOTAL	215.83
CHECK	215.83

12/02/94 01 09:37 0001 9370

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

13884
IDENTIFICATION REFERENCE

94 DEC -2 AM 9:37

REGISTER
DAVIDSON COUNTY, TN.

No. 859384