STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 267,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
6th DAY OF December 19 94

Notary Public

MY COMMISSION EXPIRES: May 16, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson, Attorney, P.O. Box 3451, Brentwood, Tennessee 37024-3451

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred Kyle Lehning (NAME)	(NAME)	117-09-0-016.00
3307 Wimbledon Drive (ADDRESS)	SAME (ADDRESS)	
Nashville, Tennessee 37215 (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, H. Jackson Brown, Jr., married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fred Kyle Lehning, married

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 the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being lots Nos. 57, 58 and 59 of block "F" on the Revised Plan of Woodmont Acres, as of record in book 843, page 102, Register's Office for said County.

Said Lot No. 57 fronts 25 feet on the southerly side of Wimbledon Road and runs back between parallel lines 154.6 feet on the easterly line and 154.94 feet on the westerly line to a dead line.

Said Lot No. 58 fronts 25 feet on the southerly side of Wimbledon Road and runs back between parallel lines 154.28 feet on the easterly line and 154.61 feet on the westerly line to a dead line.

Said Lot No. 59 fronts 25 feet on the southerly side of Wimbledon Road and runs back between parallel lines 153.95 feet on the easterly line and 154.28 feet on the westerly line to a dead line.

Being the same property conveyed to H. Jackson Brown, Jr., by a Quitclaim Deed of record in Book 4361, Page 250, Register's Office for Davidson County, Tennessee, and being the same property conveyed to H. Jackson Brown, Jr., and wife Linda Christenberry Brown by deed of record in Book 3915, Page 560, Register's Office for Davidson County, Tennessee.

The plan of record in Book 843, Page 102, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, 50 foot minimum building setback line from Wimbledon Road.

Rosemary C. Brown, the wife of H. Jackson Brown, Jr., joins in this instrument for the purpose of conveying whatever rights she may have *

unimproved ( )
This is improved (X) property, known as 3307 Wimbledon Drive, Nashville, Tennessee 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

* in the above described property.

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 6th day of December 19 94

H. Jackson Brown, Jr.

Rosemary C. Brown

Rosemary C. Brown

BOOK 9543 PG 4

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named H. Jackson Brown, Jr., ~~married~~ and Rosemary C. Brown

the bargainorS, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the y executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 6th day of December, 1994.

Commission expires May 16, 1998

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

On this, _____ day of _____, 19 ____, personally appeared before me, _____, 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 he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19 ____

My commission expires _____

Notary Public

IDENTIFICATION REFERENCE
16317

94 DEC 12 AM 8:35
DAVIDSON COUNTY, TN.

2048 12/12 0101 03CHECK
1002.75

BOOK 9543PG 5

WARRANTY DEED

FROM

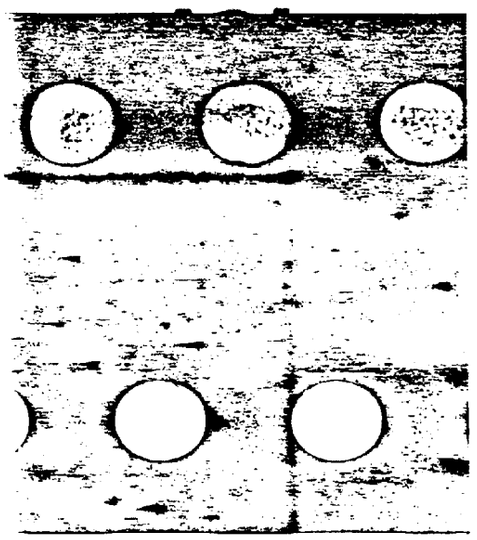
H. Jackson Brown, Jr.

TO

Fred Kyle Lehning

RETURN TO:

Jack Case Wilson, Attorney
P.O. Box 3451
Brentwood, Tennessee 37024-3451



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

RECEIVED OF _____

FOR _____

BOOK 9543 PG 6

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
267500.00
CON TX 989.75
PRFEE 1.00
WDEED 12.00
~~TOTAL 1002.75~~
~~SHELBY 1002.75~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/12/94 01 08:37 0001 2048

16317
IDENTIF. # REFERENCE

94 DEC 12 AM 8:

DAVIDSON COUNTY

No. 862017