BOOK 9604 PG 539

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 92,000.00

Jennifer L. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
24th DAY OF February 19 95

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David R. Brown	North American Mortgage Company	MAP 53-06
(NAME)	(NAME)	
1956 Waterford Drive	12977 N. Forty Drive, Ste. 200	GROUP B
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	St. Louis, MO 63141	PARCEL 64CO
(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, Larry W. Powell, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David R. Brown and wife, Cathy R. Brown and Jennifer L. Brown, unmarried

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:

BEING Lot No. 120, on the plan of Phase 3, Waterford, of record in Plat Book 7900, Page 707, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING part of the same property conveyed to Larry W. Powell by deed from Waterford Associates, L.P., of record in Book 9420, Page 606, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 8694, Page 216, and Book 8699, Page 462, Register's Office for said County.

This conveyance is subject to all terms and provisions of the By-Laws, of record in Book 8715, Page 583, and Charter of record in Book 8711, Page 701, said Register's Office.

95 FEB 27 PM 1:43
REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
37358

unimproved ( )
This is improved (X) property, known as 1956 Waterford Drive, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 24th day of February 19 95

Larry W. Powell

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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 Larry W. Powell, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24th day of February, 1995.

Commission expires May 24, 1997

Notary Public

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON TENNESSEE

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 _____

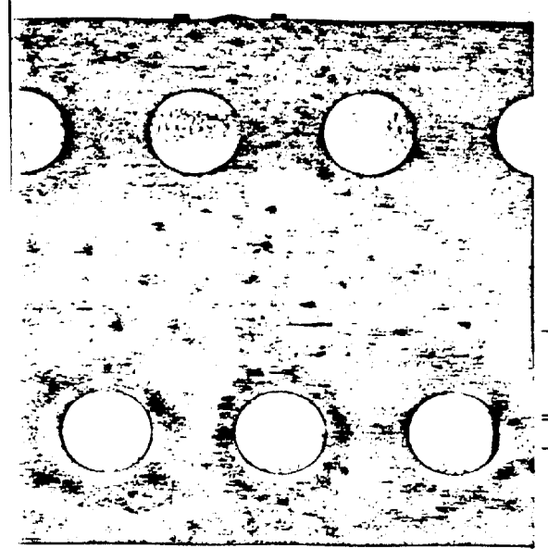
_____
Notary Public

5242 02/27 0101 03CHECK 349.40

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



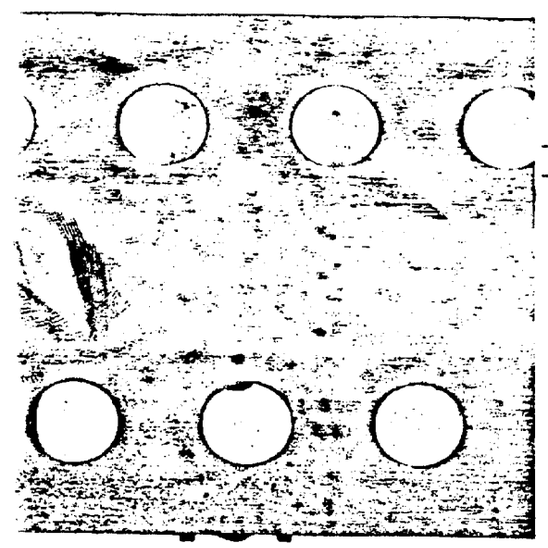
RECEIVED OF _____

FOR _____

BOOK 9604 PG 541

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 92000.00
CON TX 340.40
PRFEE 1.00
WDEED 8.00
TOTAL 349.40
CHECK 349.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/27/95 01 13:44 0001 5242

37358

IDENTIF. & REFERENCE

95 FEB 27 PM 1:43

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

No. 884914