FILE BOX 45

BOOK 9624 PG 195

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF March 19 95
Notary Public
MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

NOTARY PUBLIC LARGE DAVIDSON CO., TENN.

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
Kesita J. Brown (NAME)	Columbia National, Incorporated (NAME)	MAP 118-02
2806 West Kirkwood Avenue (ADDRESS)	P.O. Box 3050 (ADDRESS)	PARCEL 101
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Columbia, MD 21045-6050 (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, Martha V. Macklin, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kesita J. 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. 7 on the Map of the Final Plat of the First Subdivision of the W. T. Berry Estate in the 7th Civil District of Davidson County, Tennessee, of record in Book 974, Page 66, Register's Office for said County.

Said Lot No. 7 fronts 60 feet on the easterly side of West Kirkwood Road, and extends back 177.28 feet on the northerly line and 187.67 feet on the southerly line to a dead line on which it measure 61 feet 6 inches.

BEING the same property conveyed to Willie C. Macklin and wife, Martha V. Macklin by deed from F. B. Gammill, of record in Book 4015, Page 919, Register's Office for said County. The said Willie C. Macklin now being deceased.

43949
IDENTIF. & REFERENCE

95 MAR 21 PM 2:24
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 2806 West Kirkwood Avenue, Nashville, TN 37204
(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 16th day of March 19 95

Martha V. Macklin
Martha V. Macklin

BOOK 9624PG196

FILE BOX 45

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 Martha V. Macklin, a widow

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of March, 19 95.

Commission expires May 24, 1997

Notary Public

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON CO. TENNESSEE

STATE OF TENNESSEE
COUNTY OF

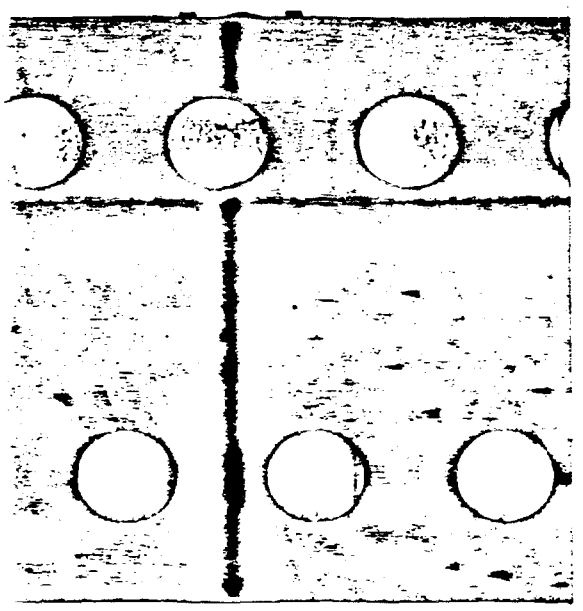
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 _____.

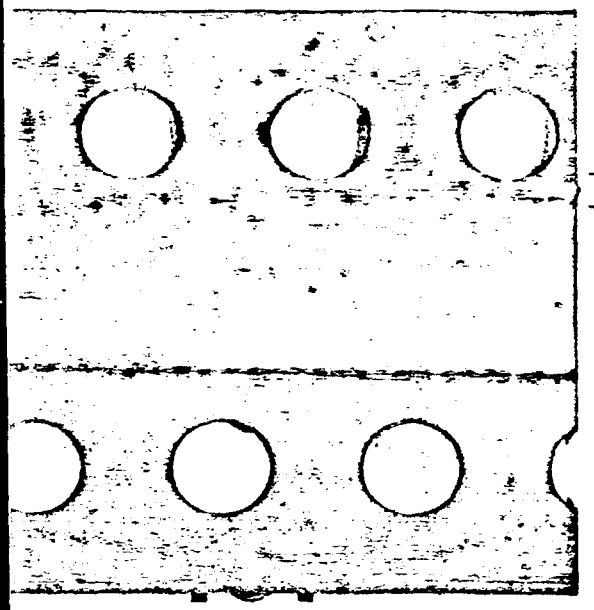
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

2479 03/21 0101 03CHECK 179.20





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9624 PG 197

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 46000.00
CON TX 170.20
PRFEE 1.00
WDEED 8.00
TOTAL 179.20
CHECK 179.20

03/21/95 01 14:25 0001 2479

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43949
IDENTIF. ← REFERENCE

95 MAR 21 PM 2:24
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 892053