Rec # 2

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$ 842,800.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March 19 95

Notary Public

MY COMMISSION EXPIRES: 11/20/96
(AFFIX SEAL)

JUDY S. WELLS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires November 20, 1996

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelly S. Brooks (NAME)	New Owner (NAME)	104-10-139
408 Fairfax Avenue (ADDRESS)	(ADDRESS)	26W-07080
Nashville, TN 37212 (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, James Lynn Fuston and wife, Mary Fuston

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kelly S. Brooks, 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:

Land in Davidson County, Tennessee, being Lots Nos. 108, 109 and the easterly 40 feet front and the easterly 26 feet rear of Lot No. 110 of R. W. Grizzard's Subdivision of part of the Bosley Lands, not of record, and being more particularly described as follows:

Beginning at a point in the northerly margin of Fairfax Avenue, formerly Jones Avenue, 360 feet west of the northwest intersection of Fairfax Avenue and 32nd Avenue, South; thence westerly with the northerly margin of Fairfax Avenue, 160 feet to a point; the southeasterly corner of that part of Lot No. 110 conveyed to Morris Roskind by deed of record in Book 836, page 173, Register's office for said County; thence northeasterly with Roskind's easterly line, 200 feet, more or less, to a point in the south margin of a 15 foot alley; thence easterly with the southerly margin of said alley 146 feet to a point; thence southerly 200 feet to the point of beginning.

Being the same property conveyed to James Lynn Fuston and wife, Mary Fuston, by deed from Mary Elizabeth Partee, unmarried, of record in Book 9279, Page 893, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 1995 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; and a 10 foot perpetual easement for water of record in Book 522, page 419, Register's office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 408 Fairfax Avenue, Nashville, TN 37212
(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 our hand s this 30th day of March 19 95

James Lynn Fuston

Mary Fuston

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 9634 PG 853

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Lynn Fuston and wife, Mary Fuston

the bargainor s with whom I am personally acquainted or 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 Brentwood, Tennessee, this 30th day of March 19 95.

Commission expires 11/20/98

Notary Public

JUDY S. WELLS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires November 20, 1998

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

WARRANTY DEED

FROM

James Lynn Fuston and wife, Mary Fuston

TO

Kelly S. Brooks

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

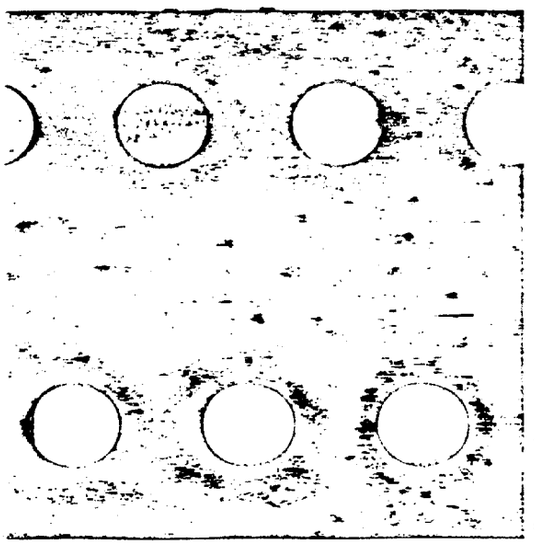
47832

IDENTIFICATION REFERENCE

95 APR -3 PM 12:51

5763 04/03 2:01 03CHECK

907.36



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

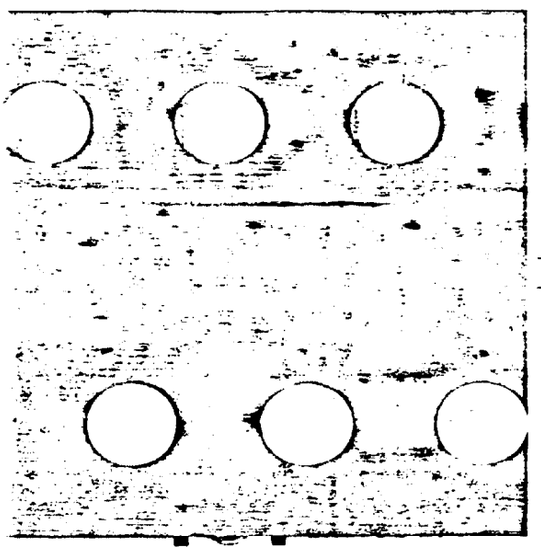
RECEIVED OF _____

FOR _____

BOOK 9634 PG 854

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



MAMT 242800.00
DON TX 898.36
PRFEE 1.00
MDEED 8.00
TOTAL 907.36
CHECK 907.36

04/03/95 01 12:53 0001 6798

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIFICATION REFERENCE 47832

95 APR -3 PM 12:54

DAVID M. ALEXANDER, REGISTER

No. 896328