Box 17

WARRANTY DEED

BOOK 9724 PG 111

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,138.66

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF July 19 95

Notary Public

MY COMMISSION EXPIRES: 11/22/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael G. Brown (NAME)	Fleet Mortgage Corp. (NAME)	3MAP 75-11
685 Mercer Drive (ADDRESS)	11200 W. Parkland Avenue (ADDRESS)	PARCEL 124
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Milwaukee, WI 53224 (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, Douglas K. Bignell and wife, Carole A. Bignell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael G. Brown

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 Lot No. 78A of the Zone Lot Division of Lot Nos. 1, 2, 3 and 74 through 82 of Meadows of Tulip Grove, Section 1, of record in Plat Book 6250, page 304, amending Plat Book 5200, page 612, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Douglas K. Bignell and wife, Carole A. Bignell by deed from henry G. Cisneros, Secretary of Housing and Urban Development, of Washington D.C. of record in Book 9073, page 562, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 6291, page 899, said Register's Office.

This conveyance is subject to any and all existing easements of record.

The legal description is the same as the previous deed of record.

Grantee(s) herein agree to assume the balance of an indebtedness to Peoples Bank and assigned to Fleet Mortgge Corp. secured by a Deed of Trust of record in Book 9073, page 565, Register's Office for Davidson County, TN.

unimproved ( )
improved (X) property, known as 685 Mercer Drive, Hermitage, TN 37076
(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 5th day of July 19 95

Douglas K. Bignell by Attorney in Fact
Douglas K. Bignell by James S. Higgins by Power of Attorney recorded simultaneou herewith

Carole A. Bignell by Lucinda E. Smith, Attorney in Fact
Carole A. Bignell by Lucinda E. Smith by Power of Attorney recordes simultaneou

BOOK 9724 PG 112

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____19_____.

Commission expires _____

_____
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 DAVIDSON

On July 5, 1995 before me personally appeared Lucinda E. Smith to me known to be the person who executed the foregoing instrument in behalf of Carole A. Bignell and acknowledged that she executed same as the free act and deed of said Carole A. Bignell for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5th day of June 1995.

My Commission Expires:

11/22/97

LAURA A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Laura A. Beasley
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On July 5, 1995 before me personally appeared James S. Higgins to me known to be the person who executed the foregoing instrument in behalf of Douglas K. Bignell and acknowledged that he executed same as the free act and deed of said James S. Bignell for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5th day of June 1995.

My Commission Expires:

11/22/97

LAURA A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Laura A. Beasley
Notary Public

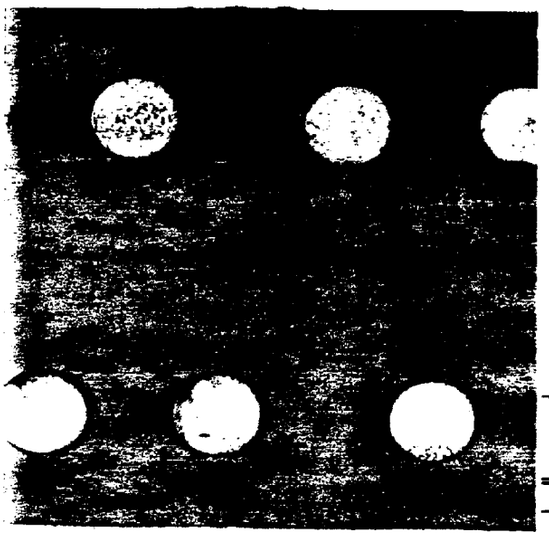
IDENTIF. & REFERENCE

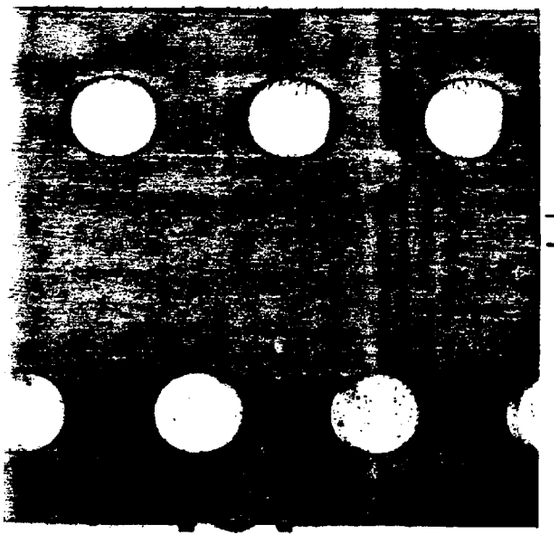
95 JUL -6 PM 3:29

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

3617 07/06 0101 03CHECK

220-2





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

RECEIVED OF _____

FOR _____

BOOK 9724 PG 113

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 57138.66
CON TX 211.27
PRFEE 1.00
WDEED 8.00
TOTAL 220.27
CHECK 220.27

07/06/95 01 15:31 0001 8617

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0076790
IDENTIF. # REFERENCE

95 JUL -6 PM 3:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 927758