This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Donna L. Anderson
573 Holt Valley Road
Nashville, Tennessee 37221

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
First Tennessee Bank National Association
P. O. Box 474
Memphis, TN 38101

MAP AND PARCEL:
MAP 128-11
PARCEL 19
9D-26797

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Patricia A. Hayes now Brownell, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Donna L. Anderson, unmarried, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 23, on the Plan of Holt Meadows, of record in Plat Book 4300, Page 174, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Patricia A. Hayes, by deed from Hubbard D. Burnum and wife, Joann Burnum of record in Book 8750, Page 289, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by First Tennessee Bank N.A. of record in Book 8750, Page 292, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account and insurance to be transferred to Grantee(s).

This conveyance subject to such easements and setback lines of record in Plat Book 4300, Page 174, said Register's Office.

Dale Brownell joins in the execution of this instrument to convey whatever interest he may have, especially marital rights.

This is improved property known as 573 Holt Valley Road, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Donna L. Anderson, unmarried, her heirs and assigns, forever; and we, Patricia A. Hayes Brownell and husband, Dale Brownell, do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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 Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 30th day of June, 1995.

Patricia A. Hayes Brownell

Patricia A. Hayes Brownell

Dale Brownell

Dale Brownell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Patricia A. Hayes Brownell and husband, Dale Brownell, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 30th day of June, 1995.

Jane W. Flagg

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 89,618.14.

Donna L Anderson

AFFIANT

Subscribed and sworn to before me this 30th day of June, 1995.

Jane W. Flagg

NOTARY PUBLIC
My Commission Expires: 3/22/97

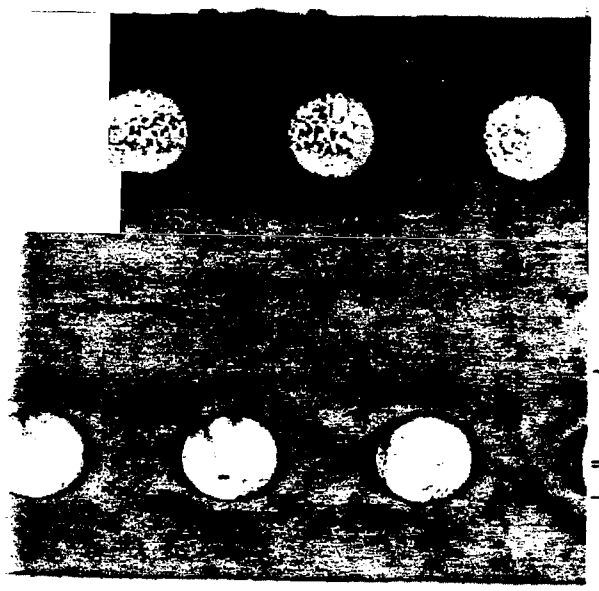
0076986

IDENTIF. & REFERENCE

95 JUL -7 AM 10:36

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

38-3 07/07 0101 03CHECK 340.52



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

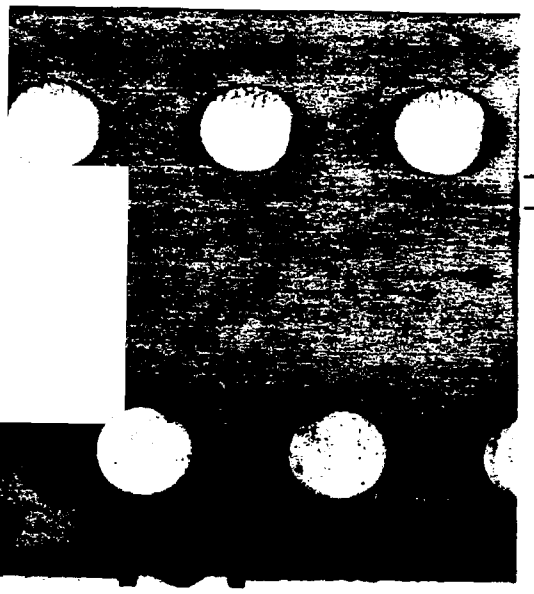
RECEIVED OF _____

FOR _____

BOOK 9724 PG 778

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 89618.14
CON TX 331.52
PRFEE 1.00
WDEED 8.00
TOTAL 340.52
CHECK 340.52

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/07/95 01 10:38 0001 8818

0076986
IDENTIF. ↑ REFERENCE

95 JUL -7 AM 10:36

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 927956