File Box 51-A
This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
19th Floor
First American Center
Nashville, TN 37238-0068

ADDRESS NEW OWNER:
Barbara A. Brown and Josef Goller
1302 Edgewood Place
Nashville, TN 37206

SEND TAX BILL:
To Owner

MORTGAGEE:
First American National Bank
First American Center
Nashville, TN 37237

MAP AND PARCEL:
MAP 83-6
GROUP
PARCEL 275

WARRANTY DEED

BOOK 9800 PG 818

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Harold K. Lawson, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Barbara A. Brown and husband, Josef Goller**, 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 No. 2-A, Beaumont Place, being the Bransford Realty Company's Resubdivision of Sharpe and Horn's Subdivision of south 1/2 of Lot No. 1 in Brownsville, a plan of which re-subdivision is of record in Book 332, page 38, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 2-A fronts 73 feet on the northerly side of Eastland Avenue formerly Vaughn Pike and extends back northwardly, with the westerly margin of an alley, and between parallel lines, 168 feet to an alley in the rear.
>
> BEING the same property conveyed to Harold K. Lawson, by Quitclaim Deed from David A. Peterson and wife, Jean K. Peterson, as of record in Book 8882, page 789, Register's Office for Davidson County, Tennessee.
>
> The description used in this conveyance is the same as the previous transfer.

This is improved property known as 1907-1907 1/2 Eastland Avenue, Nashville, TN 37206.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Barbara A. Brown and husband, Josef Goller, their heirs and assigns, forever; and I, Harold K. Lawson, unmarried, do covenant with the said Grantees that I am lawfully seized and possessed of

said land in fee simple, have a good right to convey it, that at all times the property has been used and maintained in compliance with all local, state and federal environmental laws and ordinances and the same is unencumbered unless otherwise herein set out; and I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 9800 PG 819

Witness my hand this the 20th day of September, 1995.

Harold K. Lawson

Harold K. Lawson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

6413 09/20 0101 03CHECK 194.00

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Harold K. Lawson, 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 20th day of September, 1995.

NOTARY PUBLIC

My Commission Expires: My Commission Expires MAR. 23, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $50,000.00.

Barbara A. Brown

AFFIANT

Subscribed and sworn to before me
this 20th day of September, 1995.

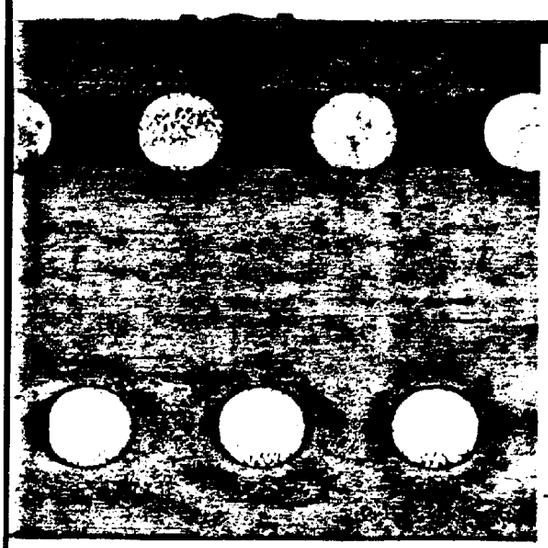
NOTARY PUBLIC

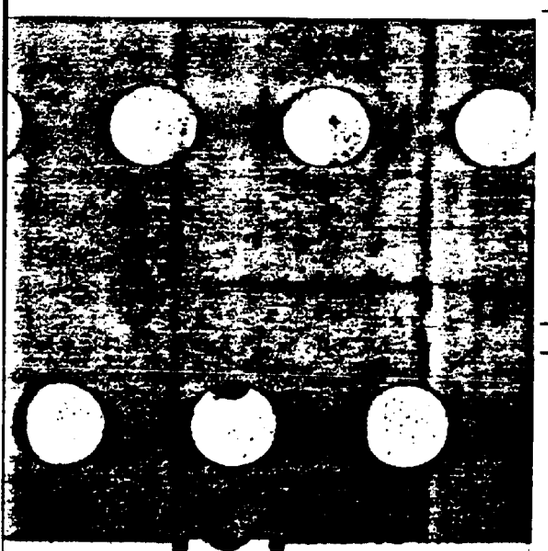
My Commission Expires: My Commission Expires MAR. 23, 1996

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95 SEP 20 PM 3:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0102432
IDENTIF. & REFERENCE





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

RECEIVED OF _____

FOR _____

BOOK 9800 PG 820

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 50000.00
CON TX 185.00
PRFEE 1.00
WDEED 8.00
TOTAL 194.00
CHECK 194.00

09/20/95 01 15:41 0001 6413

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0102432
IDENTIF. # REFERENCE

95 SEP 20 PM 3:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 955248