WARRANTY DEED

BOOK 9825 PG 42

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 124,500.00

Philip H Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF September 19 95

Notary Public

MY COMMISSION EXPIRES: 6/10/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
BEATY TITLE COMPANY, 668 Nashville Pike /Second Floor, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PHILIP H. BROWN (NAME)	CENTURY MORTGAGE (NAME)	FIELD BK110-19275
1207 ACRE TRAIL (ADDRESS)	15 Century Blvd., Suite 100 (ADDRESS)	MAP 51-07
MADISON, TN 37115 (CITY) (STATE) (ZIP)	Nashville, TN 37214 (CITY) (STATE) (ZIP)	PARCEL 65

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, REBECCA JOYNT, UNAMRRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PHILIP H. BROWN AND WIFE, FAYE W. 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:

SITUATED in the 11th Civil District of Davidson County, Tennessee and being Lot No. 44 on the Advanced Copy of Oakland Acres, Section IV not of record, and described according to a copy of said Subdivision plan as prepared by W.W. Turner Company, Engineers, dated May 2, 1952, as follows:

Beginning on the easterly margin of Acre Trail 452 feet south of a concrete monument set in the easterly margin of said Road at the beginning of a curve to Due West Avenue, said point being the corner of Lots Nos. 43 and 44, thence with the line between said Lot Nos. 43 and 44 eastwardly 363.6 feet; thence southwardly 117 feet to the corner of Lot Nos. 44 and 45; thence with the line between said Lots Nos. 44 and 45 westwardly 365.5 to the easterly margin of Acre Trail; thence with the easterly margin of same northwardly 117 feet to the beginning.

Being the property conveyed to Rebecca B. Joynt and Rachel D. Joynt by deed from Ray E. Garrett and wife, Ruth F. Garrett of record in Book 2046, page 271, Register's Office for Davidson County, Tennessee. The said Rachel Dorris Joynt has thence deceased leaving the property vested in Rebecca B. Joynt.

This conveyance is made subject to restrictive covenants of record in Book 2100, page 109, said Register's Office; easement and setback lines as set forth on the above plan of record; and taxes for the current year, which have been prorated and assumed by the Grantor(s) herein.

5694 10/11 0101 03CHECK 469.65

unimproved ( )
This is improved (X) property, known as 1207 ACRE TRAIL, MADISON, TN 37115
(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 29th day of September 19 95

Rebecca Joynt
REBECCA JOYNT

STATE OF TENNESSEE
COUNTY OF SUMNER

BOOK 9825 PG 43

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named REBECCA JOYNT, UNAMRRIED

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 Gallatin _____, Tennessee, this 29th day of September, 1995.

Commission expires 5-23-98

_____
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

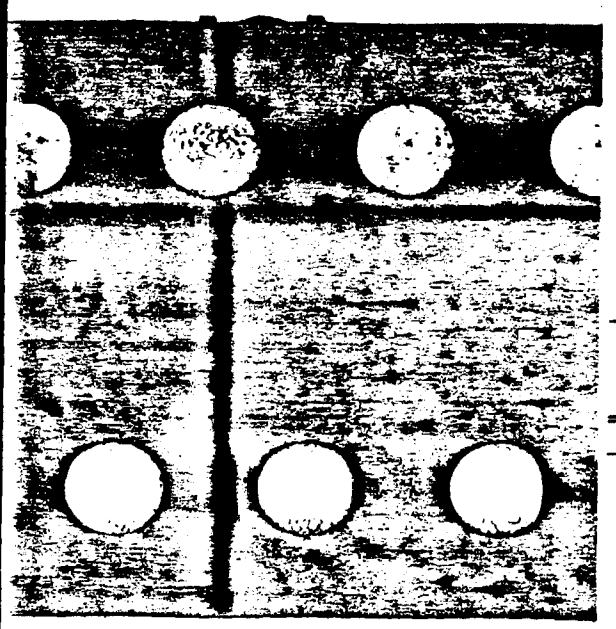
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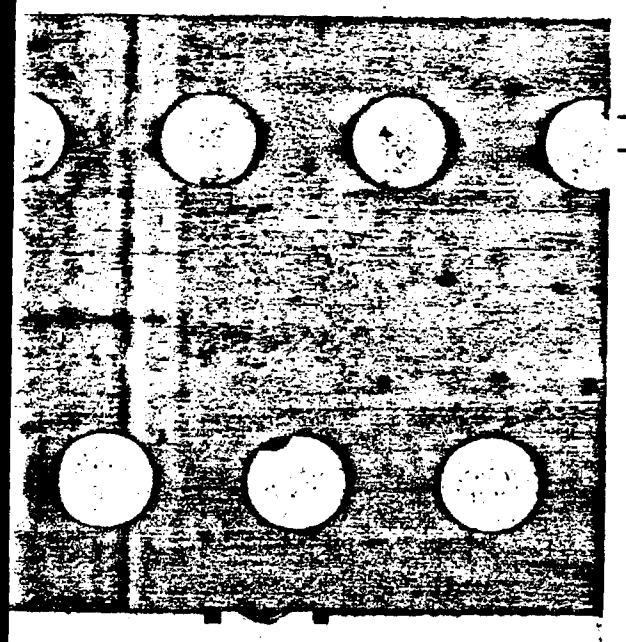
IDENTIFICATION REFERENCE

95 OCT 11 PM 2:58

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.





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

RECEIVED OF _____

FOR _____

BOOK 9825 PG 44

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
124500.00
CON TX 460.65
PRFEE 1.00
WDEED 8.00
TOTAL 469.65
CHECK 469.65

10/11/95 01 14:59 0001 5684

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01111181
IDENTIF. # REFERENCE

95 OCT 11 PM 2:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 964441