WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 6,000.00

Affiant

Sworn to and subscribed before me this 2nd day of January, 1996.

NOTARY PUBLIC

My Commission Expires: Nov 27, 1999

This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, Tennessee 37238-1545
615/242-2525

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Tommy Brewer, et ux	Same 3409 Shadow Wood Trail 37218	Map 81-8 Par. 433

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Johnny Burroughs and wife, Linda Burroughs, hereinafter called Grantors, have bargained and sold, and by these presents does transfer and convey unto Tommy Brewer and wife, Hazel Brewer, hereinafter called Grantees, their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being the easterly half of Lot No. 186 and the westerly 35 feet of Lot No. 187 on the Plan of North Nashville Real Estate Company's property, as of record in Book 21, page 105, Register's Office for Davidson County, Tennessee.

Said part of Lots Nos. 186 and 187 front together 60 feet on the southerly side of Buchanan Street, formerly Carroll Street, and runs back between parallel lines 100 feet to an alley.

Being the same property conveyed to Johnny Burroughs and wife, Linda Burroughs, by deed from Roosevelt Young, of record in Book 9541, page 511, Register's Office for Davidson County, Tennessee.

This is improved property known as 513 Buchanan Street, Nashville, TN 37206.

This conveyance is made subject to all easements, covenants, reservations, and restrictions which may be of record in said Register's Office.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the 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 I do

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further covenant and bind ourselves, our heirs, assigns 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 2nd day of January, 1996.

JOHNNY BURROUGHS

LINDA BURROUGHS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Johnny Burroughs and wife, Linda Burroughs, 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 instrument for the purposes therein contained.

WITNESS my hand and official seal this 2nd day of January, 1996.

NOTARY PUBLIC

My Commission Expires: Nov 27, 1999

MAIL ENV.

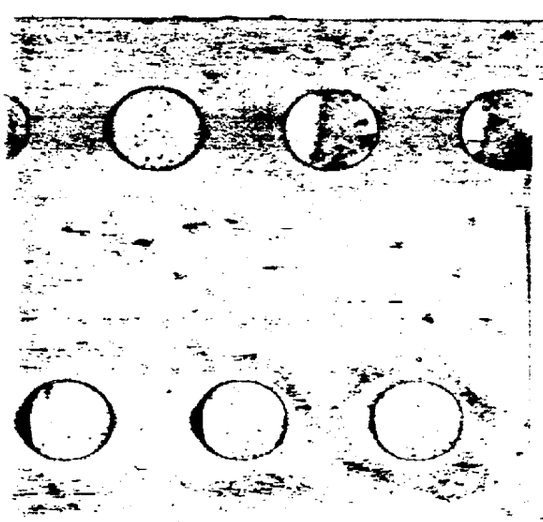
95 JAN 19 PM 12:11

FELIX E. MARTIN, JR.
DAVIDSON COUNTY, TN.

011477

IDENTIFICATION REFERENCE

FEE 13.00 DP 2.00 TAX CHECK 35.20



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

RECEIVED OF _____

FOR _____

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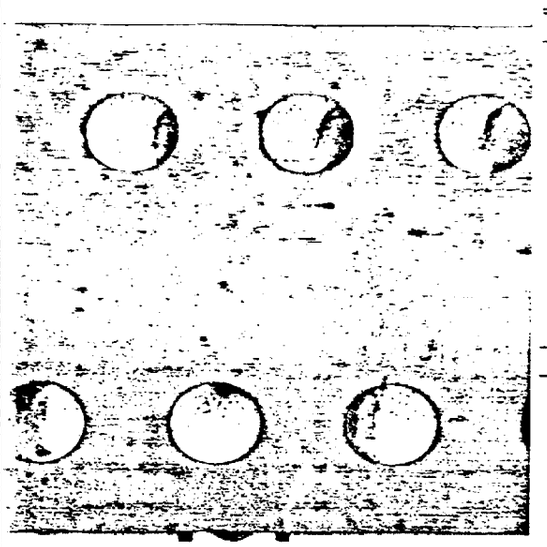
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

DAMT	6000.00
CON TX	22.20
PRFEE	1.00
MTEED	3.00
TOTAL	31.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 31.20

[illegible] 01 [illegible] 9528



0142477
IDENTIFICATION REFERENCE

95 JAN 19 PM 12:11
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 997821