BOX 19

BOOK 9933 PG 698	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 128,500.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th DAY OF January, 19 96 Notary Public MY COMMISSION EXPIRES May 25, 1996 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
John David Cornwell (NAME)	The Prudential Home Mortgage (NAME)	MAP 103-4 #13
4406 Idaho Avenue (ADDRESS)	8000 Maryland Avenue, Suite 1400 (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Clayton, MO 63105 (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, Timothy J. Brown, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John David Cornwell, unmarried

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 the west 45 feet of Lot No. 307 and the east 11 feet of Lot No. 309 of Block 16 on the Plan of Charlotte Park Company's First Addition, as of record in Book 57, page 103, Register's Office for said County.

Said lots adjoin and front together 56 feet on the northerly margin of Idaho Avenue and extend back between parallel lines 150 feet to an alley.

Being the same property conveyed to Timothy J. Brown and wife, Nancy W. Brown by deed from Ludmilla Pruner and husband, Anthony J. Pruner of record in Book 7265, page 646, Register's Office for Davidson County, Tennessee.

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

And I, Nancy W. Brown, wife of Timothy J. Brown, join in the execution of this instrument for the purpose of transferring and conveying all right, title and interest which I may have in said property by virtue of my marriage or otherwise.

96 JAN 31 PM 3:40
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

0145871
IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 4406 Idaho Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Post Office 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/our hand s this 26th day of January 19 96

Timothy J. Brown

Nancy W. Brown

Nancy W. Brown

BOOK 15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9933 PG 699

Personally appeared before me the undersigned, a Notary Public [illegible] for said County and State the within named Timothy J. Brown, ~~married~~ and wife, Nancy W. Brown

the bargainor S 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 at Nashville Tennessee this 26th day of January 19 96

Commission expires May 25, 1996

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_____

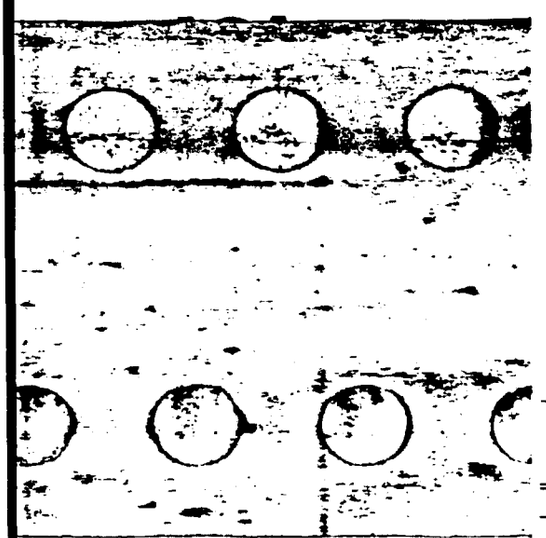
My commission expires _____

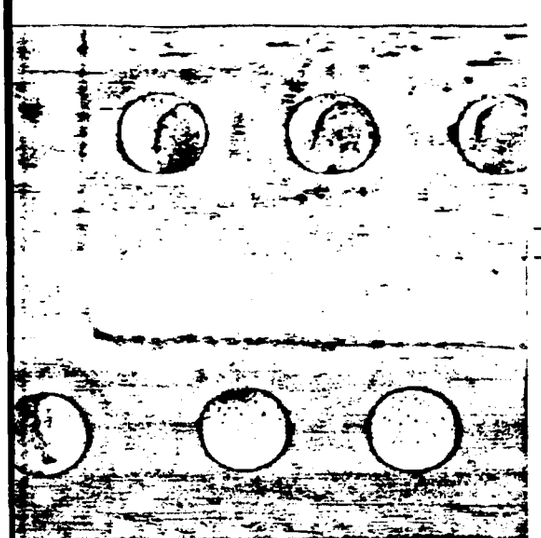
Notary Public

Warranty Deed from Timothy J. Brown, to John David Cornwell.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

3209 01/31 0101 03CHECK 484.





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

RECEIVED OF _____

FOR _____

BOOK 9933 PG 700

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
128500.00
CON TX 475.45
PRFEE 1.00
WDEED 8.00
TOTAL 484.45
CHECK 484.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/31/96 01 15:52 0001 3200

0145871
IDENTIF. # REFERENCE

96 JAN 31 PM 3:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1001446