BOOK 9957PG835

0153766
IDENTIF. ↑ REFERENCE

62

This instrument prepared by:
SHERRARD & ROE, P.L.C. (KAB)
424 Church Street, Suite 2000
Nashville, Tennessee 37219

96 FEB 26 PM 4:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
Kim A. and Paula Gilmore Brown 4309 Iroquois Avenue Nashville, Tennessee 37205	Same	Map 130-7 Parcel 55

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, KATHERINE R. BARNES (hereinafter referred to as the "Grantor"), does hereby, transfer and convey unto KIM A. BROWN and wife, PAULA GILMORE BROWN (hereinafter referred to as the "Grantees"), certain real estate being a certain tract or parcel of land in the County of Davidson, State of Tennessee (hereinafter referred to as the "Property"), and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

TO HAVE AND TO HOLD said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, and the Grantees' heirs, successors and assigns forever. Grantor covenants that she is lawfully seized and possessed of the real estate in fee simple, has a good right to convey it and that the same is unencumbered, except for the following Permitted Exceptions:

1. Taxes for 1996 and subsequent years.
2. Subject to applicable zoning and building requirements and all visible easements and encroachments.
3. Matters shown on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract, of record in Plat Book 421, page 103, Register's Office for Davidson County, Tennessee.
4. Subject to an Easement for Sanitary Sewer, of record in Book 5787, page 394, said Register's Office, to the City of Belle Meade.
4. Easement for water mains, etc., as set out in agreement with the Belle Meade Company, dated January 18, 1923, filed February 13, 1923, and recorded in Book 613, page 404, and in Agreement with J. L. Webb Pipe Line Company, Inc., dated July 22, 1933, filed July 24, 1933, and recorded in Book 924, page 24, said Register's Office.

Excepting only the Permitted Exceptions, Grantor further covenants and binds herself, her heirs, successors and representatives, to warrant and forever defend the title to the Property to the Grantees and to the Grantees' heirs, successors, and assigns against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, the undersigned has executed this deed on the 26th day of February, 1996.

Katherine R. Barnes
KATHERINE R. BARNES

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, a Notary Public of the State and County aforesaid, personally appeared Katherine R. Barnes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and that she further acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 26th day of February, 1996.

Melisa Smith
Notary Public

NOTARY PUBLIC AT LARGE MELISA SMITH DAVIDSON COUNTY TENN

My Commission Expires:

MELISA SMITH
Notary Public, Davidson County, TN
My Comm. Expires July 26, 1997

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer of property is $450,000.00 and no other monetary consideration.

AFFIANT

Sworn to and subscribed before me this 26th day of February, 1996.

Notary Public

My Commission Expires:

MELISA SMITH
Notary Public, Davidson County, TN
My Comm. Expires July 26, 1997

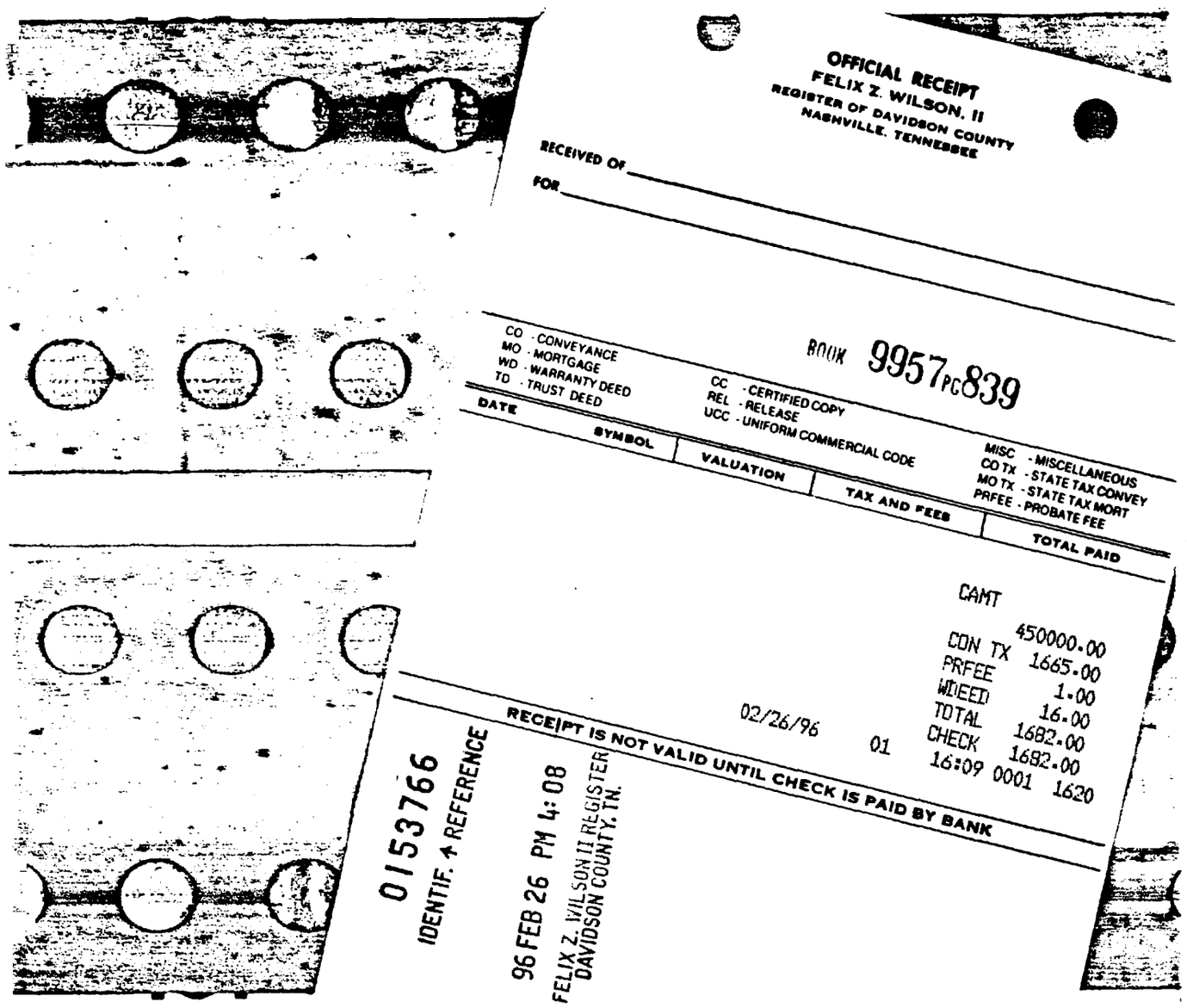
Exhibit A

Land in Davidson County, Tennessee, in the City of Belle Meade, being the northerly 147 feet 7 inches front and 139 feet, more or less, rear of the westerly 200 feet of Lot No. 179, on the plan of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, page 103, Register's Office for said County, described as follows:

Beginning at the southeast corner of Westview Avenue and Iroquois Place, formerly 8th Street; thence with the southerly margin of said Place, eastwardly 200 feet; thence southwardly 139 feet, more or less, to the northeast corner of the property conveyed to Albert Roberts by deed from Anna Brett Rich and husband, of record in Book 831, page 251, said Register's Office; thence with said Roberts' northerly line, westwardly 200 feet to the easterly margin of Westview Avenue; thence with said Avenue, northwardly 147 feet 7 inches to the beginning.

Being the same property conveyed to Melville M. Barnes and wife, Katherine R. Barnes, by deed from Alice Riley Gardner, a widow, of record in Book 2273, Page 277, Register's Office for Davidson County, Tennessee. Title is now vested in Katherine R. Barnes; Mr. Barnes having since died.

1620 02/26 0101 03CHECK 1682.00



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

RECEIVED OF

FOR

BOOK 9957 PG 839

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT

	450000.00
CON TX	1665.00
PRFEE	1.00
WDEED	16.00
TOTAL	1682.00
CHECK	1682.00

02/26/96 01 16:09 0001 1620

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0153766
IDENTIF. ↑ REFERENCE

96 FEB 26 PM 4:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1009772