BOOK 9958 PG 767

FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88,000.00

Eva N. McClendon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February 19 96

Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eva N. McClendon	Owner	MAP 96-9
(NAME)	(NAME)	
7021 W. 95th Place		PARCEL 36
(ADDRESS)	(ADDRESS)	
Oak Lawn, IL 60453		
(CITY) (STATE) (ZIP)	(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, Kenneth Dale Brown and wife, Anita W. Brown

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eva N. McClendon, 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:

Being Lot No. 21 on the Plan of Meadowview Acres, as of record in Book 2133, Page 50, Register's Office for Davidson County, Tennessee.

Said Lot 21 fronts 110 feet on the northerly side of Emery Drive and runs back 203.9 feet on the easterly line and 202 feet on the westerly line, to a dead line, which is the south margin of the old abandoned N.C. & St. L. Railroad right-of-way, measuring 62.5 feet thereon.

Being the same property conveyed to Kenneth Dale Brown and wife, Anita W. Brown by deed from Eldridge R. Barnes of record in Book 4820, Page 453, from Robert L. Rogers of record in Book 4820, Page 455, from Alice B. Hale of record in Book 4820, Page 457, from Hazel B. McCann of record in Book 4820, Page 459, from Ina Rea Barnes of record in Book 4820, Page 461, from Mary Emma B. Sparger of record in Book 4820, Page 463, from Cecil D. Barnes of record in Book 4820, Page 465 from John R. Barnes of record in Book 4820, Page 467, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 2144, Page 517, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 2708 Emery Drive, Nashville, TN 37214
(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 our hand s this 26th day of February 19 96

Kenneth Dale Brown

Kenneth Dale Brown

Anita W. Brown

Anita W. Brown

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 Kenneth Dale Brown and wife, Anita 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 February, 19 96.

Commission expires May 24, 1997

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_____.

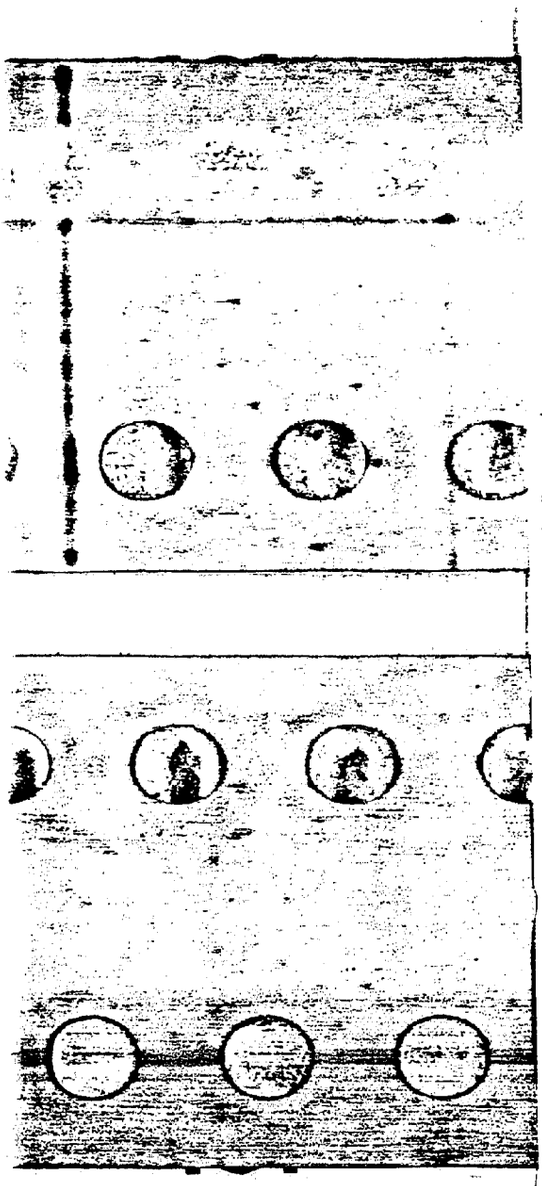
My commission expires _____

Notary Public

0153998
IDENTIF. ↑ REFERENCE

96 FEB 27 PM 12:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1860 02/27 0101 03CHECK 334.60



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

RECEIVED OF _____

FOR _____

BOOK 9958 PG 769

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 88000.00
CON TX 325.60
PRFEE 1.00
WDEED 8.00
TOTAL 334.60
CHECK 334.60

02/27/96 01 13:02 0001 1860

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0153998
IDENTIF. ↑ REFERENCE

96 FEB 27 PM 12:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1010010