WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 70,000.00

Roger C. Brown
Affiant

Sworn to and subscribed before me this 5 day of March, 1996.

NOTARY PUBLIC

My Commission Expires: 4-24-98

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:
Roger C. Brown 437 East Kingston St Joelton TN 37143	Same	Map 58 Par. 202

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, E. R. Rutherford, unmarried, hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto Roger C. Brown, hereinafter called Grantee, his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Tract Two of the boundary survey of a portion of the E.R. Rutherford property by James E. McAleer, Jr., dated December 15, 1995, and being more particularly described as follows:

Beginning at a point in the centerline of Eatons Creek, said point being in the southerly right of way of Briley Parkway and the northwesterly corner of lands conveyed to E. R. Rutherford, as of record in Book 9022, page 419, thence leaving said creek and with the southerly margin of Briley Parkway the following calls: North 68° 39' 57" East, passing an iron pin at 50.00 feet, in all a total distance of 278.19 feet to a point; North 57° 23' 23" East 202.24 feet to a point; North 73° 45' 33" East 259.30 feet to a point; North 62° 53' 59" East 154.58 feet to a point; North 54° 20' 21" East 464.04 feet to a point; North 61° 58' 18" East 257.41 feet to a point; North 59° 12' 35" East 201.18 feet to a point; North 44° 42' 50" East 253.67 feet to a point; North 70° 57' 44" East 377.05 feet to a point; North 67° 00' 10" East 120.95 feet to an iron pin in the westerly line of Gloria Luttrell, et al, as of record in Book 4200, page 983; thence with said westerly line South 18° 30' 40" East 94.66 feet to an iron pin; thence South 05° 04' 53" West 1,418.99 feet to an iron pin in Lila Spencer's northerly line, as of record in Book 9022, page 419; thence with said northerly line and the northerly line of Elsie Carrington North 85° 06' 01" West 1,013.13 feet to an iron pin; thence North 84° 58' 41" West 205.00 feet to an iron pin; thence leaving said northerly line with the following calls: North 07° 28' 25" West 471.25 feet to an iron pin; thence South 62° 53' 59" West 171.14 feet to an iron pin; thence South 73° 45' 33" West 254.37 feet to an iron pin; thence South 57° 23' 23" West 197.68 feet to an iron pin; thence South 68° 39' 57" West, passing an iron pin at 262.36 feet, in all a total distance of 312.36 feet to a point in the centerline of Eatons Creek; thence with the centerline of said creek North 07° 51' 39" West 103.86 feet to the point of beginning and containing 35.10 acres, more or less.

Also conveyed to the Grantee is Parcel 202 on Property Map 58, as shown on said survey and being more particularly described as follows:

Beginning at a concrete monument in the easterly margin of Eatons Creek Road, said point also being in the southerly margin of Briley Parkway, thence leaving said road and with the southerly margin of Briley Parkway North 67° 51' 21" East 55.84 feet to a point in the centerline of Eatons Creek; thence with the centerline of Eatons Creek South 07° 51' 39" East 121.45 feet to a point; thence leaving said creek South 89° 21' 17" West 49.86 feet to an iron pin in the easterly margin of Eatons Creek Road; thence with said margin North 10° 29' 14" West 101.51 feet to the pint of beginning and containing 0.13 acres, more or less.

Being a part of the same property conveyed to E. R. Rutherford by deed from Harold Cornelius Glaus, Linda Gail Glaus, married and Clara B. Glaus, of record in Book 8835, page 188, Register's Office for Davidson County, Tennessee

This is property known as Eatons Creek Road , Nashville, TN 37218 .

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 Grantee, his heirs and assigns forever; and I do covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 5 day of March, 1996.

E.R. RUTHERFORD

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, E.R. Rutherford, unmarried, the Bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 5 day of March, 1996.

NOTARY PUBLIC

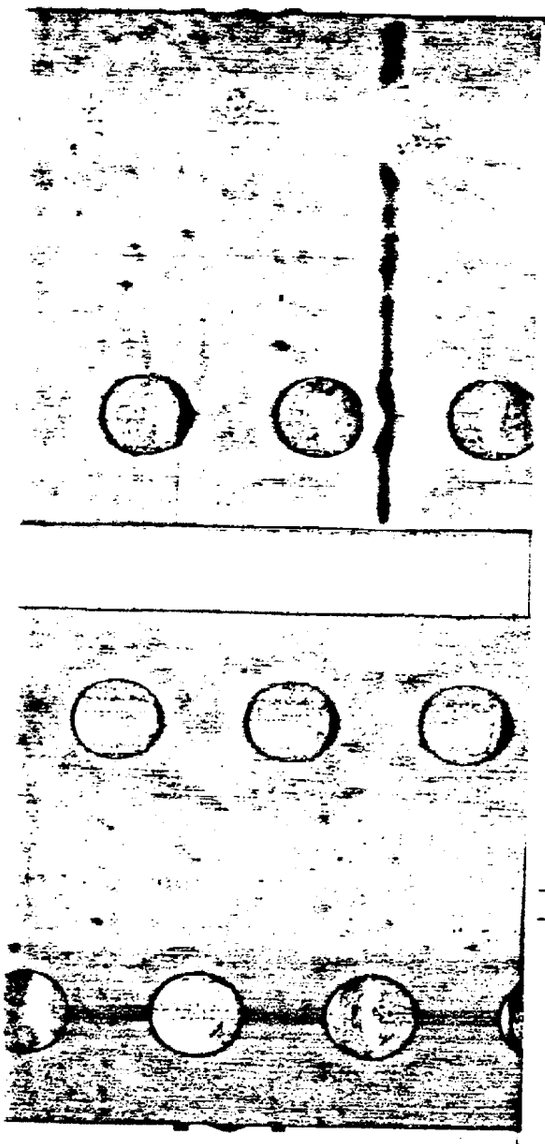
My Commission Expires: 9-26-98

51.63 03/06 0101 03CHECK 268.00

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.
96 MAR -6 AM 8:15

IDENTIFICATION REFERENCE
PICK-UP

0157108



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

RECEIVED OF _____

FOR _____

BOOK 9969 PG 641

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 70000.00	
			CON TX 259.00	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 268.00	
			CHECK 268.00	
03/06/96	01	08:18	0001 5163	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0157108
IDENTIF. # REFERENCE

96 MAR -6 AM 8:15
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1013276