OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

9998 877

STATE OF TENNESSEE }
COUNTY OF }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

John W. Brown Jr.
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 1st DAY OF April 19 96

Jimmy A. Duncan
NOTARY PUBLIC

My Commission expires 9-18-96

THIS INSTRUMENT PREPARED BY
Jimmy A. Duncan, 4904 Charlotte Avenue, Nashville, TN 37209
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	SEND TAX BILLS TO	MAP & PARCEL NUMBERS
John W. Brown, Jr. (NAME)	SAME (NAME)	92-9
3804 Charlotte Avenue (ADDRESS)	(ADDRESS)	P/O Par 165
Nashville, TN 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

John D. Cole and wife, Janice Cole

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

John W. Brown, Jr.

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT A
FOR DESCRIPTION OF PROPERTY

0166269
IDENTIFICATION REFERENCE

96 APR -2 AM 8:48
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

unimproved ( )
This is improved (X) property, known as 3804 Charlotte Avenue, Nashville, TN 37209
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 1st day of April, 19 96.

John D. Cole

Janice Cole

INDIVIDUAL ACKNOWLEDGMENTS:

P. 9998-578

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named John D. Cole and wife, Janice Cole, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 1st day of April, 1996.

My Commission expires:
9-18-99

Jimmy A Duncan
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

PROPERTY DESCRIPTION

LAND in Nashville, Davidson County, Tennessee being Northerly of Charlotte Avenue (80' R.O.W.) Westerly of 38th Avenue North (50' R.O.W.) and being all of Lot One and the Northerly portion of Lot 2 on the Plan of W. H. Wiles Subdivision as evidenced in Book 161, Page 56, R.O.D.C., Tn., and being more particularly described as follows:

BEGINNING at an iron pin in the Northerly margin of Charlotte Avenue said point being the Southeasterly most corner of the Lydia Kornman tract as evidenced in Book 3675, Page 41, R.O.D.C., Tn., said point also being 412.50' more or less Westerly along said margin of Charlotte Avenue from the centerline of 38th Avenue North, thence:

1) Leaving said Northerly margin of Charlotte Avenue and with the Easterly line of Kornman, N 07° 43' 50" E a distance of 171.00' to an iron pin in the Southerly line of Skyline Manufacturing Company as evidence in Book 2198, Page 11 R.O.D.C., Tn., thence:

2) With said Southerly line, S 89° 43' 34" E a distance of 105.00' to an iron pin, thence:

3) With the Westerly line of a tract conveyed to Skyline Manufacturing Company as evidenced in Book 3505, Page 599, R.O.D.C., Tn., S 07° 43' 50" W a distance of 35.39' to a point, thence:

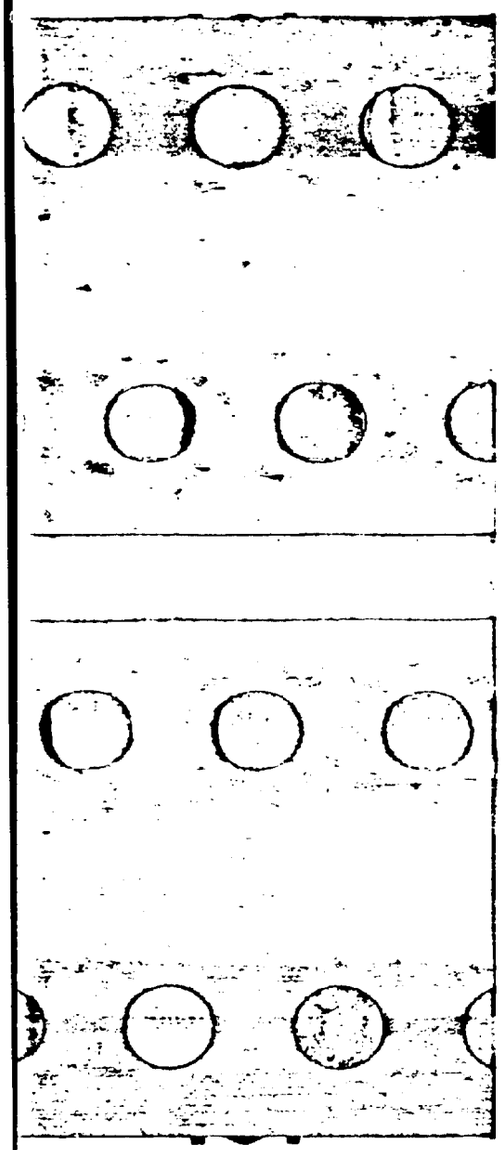
4) Leaving said line and severing the lands of John D. Cole and Jerry Lovett as evidenced in Book 5099, Page 849, R.O.D.C., Tn., N 89° 43' 34" W a distance of 50.00' to a point, thence:

5) Continuing, S 07° 43' 50" W a distance of 135.61' to an iron pin in the Northerly margin of Charlotte Avenue, thence:

6) With the Northerly margin of Charlotte Avenue, N 89° 43' 34" W a distance of 55.00' to the Point of Beginning and containing 11,080 square feet more or less.

BEING the same property conveyed to John D. Cole and wife, Janice Cole by Quitclaim Deed from Jerry Lovett and wife, Ruby Lovett of record in Book 7929, Page 353, Register's Office for Davidson County, Tennessee.

"EXHIBIT A"



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9998 PG 550

CO CONVEYANCE	CC CERTIFIED COPY	MISC MISCELLANEOUS
MT 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
				[illegible] 300.00
				CON TX 135.00
				PRFEE 1.00
				[illegible]EED 12.00
				[illegible]TAL 193.00
				[illegible]ED 193.00
			[illegible] 21	08:48 0001 5025

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0166269

IDENTIF. # REFERENCE

96 APR -2 AM 8:48

FELIX Z. [illegible] REGISTER

DAVIDSON COUNTY, TN.

No. 1023026