Box 1

WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

LORI HOLLOWAY
NOTARY PUBLIC
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,900.00

Barbara E Brewer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March 19 96

Lori Holloway
Notary Public

MY COMMISSION EXPIRES: October 9, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Rd. #200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara E. Brewer	NationsBanc Mortgage Corporation	119-1
(NAME)	(NAME)	
316 Rose Street	P.O. Box 105076	150
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Atlanta, GA 30348-5076	6DA 15887
(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, Charlie J. Charles and wife, Wanda Charles

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Barbara E. Brewer, 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 part of Lots No. 148 and 149 on the Map on Overhill City and W.H. Fox's Subdivision of Blocks 14, 15, 16, 20, 21, 29, and 30 of Cumberland Nurseries, as of record in Plat Book 332, Page 21, Register's Office, Davidson County, Tennessee, and further described according to a survey made by John Kohl and Company, dated March 15, 1893 as follows: Beginning at a point in the northerly margin of Rose Street, said point being 50 feet west of Dortch Avenue; thence westerly 100 feet along the northerly margin of Rose Street to a point; thence northerly 68 feet to a point; thence easterly 102.7 feet to a point; thence southerly 89.5 feet to a point of beginning.

Being the same property conveyed to Charlie J. Charles and wife, Wanda Charles by deed of record in Book 8369, Page 307, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Charlie J. Charles and wife, Wanda Charles by Eugene Workman as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 10003, Page 828, in the Register's Office for Davidson County, Tennessee.

BOOK 10003 PG 825

unimproved ( )
This is improved (XX) property, known as 316 Rose Street, Nashville, TN 37210
(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 hands this 29th day of March 1996

Charlie J. Charles Charlie J. Charles
By: Eugene Workman
Eugene Workman, Attorney-in-fact

Wanda Charles Wanda Charles
By: Eugene Workman
Eugene Workman, Attorney-in-fact

DCTN01WC

825

BOOK 10003 PG 826

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 Charlie J. Charles and wife, Wanda Charles

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 Antioch, Tennessee, this 28th day of March, 19 96.

Commission expires October 9, 1999

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this March 29, 1996 before me personally appeared Eugene Workman, the person who executed the foregoing instrument on behalf of Charlie J. Charles and wife, Wanda Charles, and acknowledged that he executed the same as the free act and deed of the said Charlie J. Charles and wife, Wanda Charles, through Power of Attorney granted him by the said Charlie J. Charles and wife, Wanda Charles.

Commission Expires: _____

Lori Holloway
Notary Public

LORI HOLLOWAY
NOTARY PUBLIC
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

96 APR -3 PM 3:08
FELIX [illegible]
REGISTER
DAVIDSON COUNTY, TN.

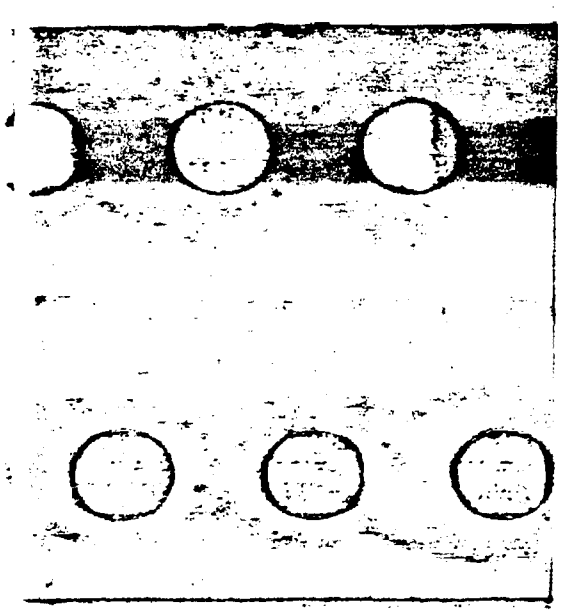
IDENTIFICATION REFERENCE

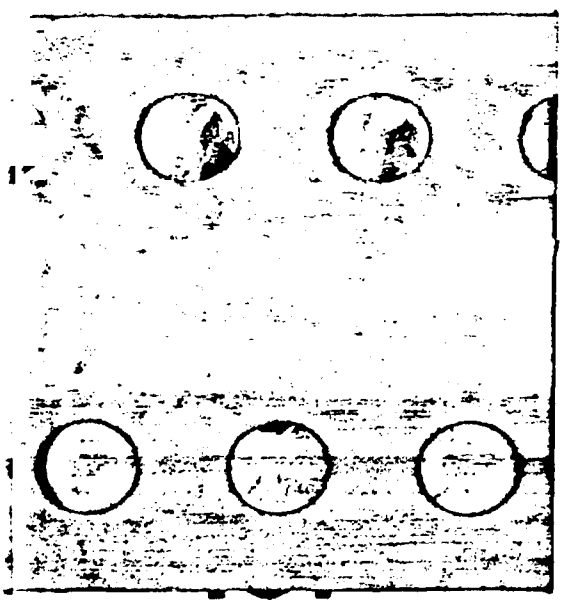
0167534

6363 04/03 0101 03CHECK

241.73

TN01WC





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10003 PG 827

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 62900.00
CON TX 232.73
PRFEE 1.00
WDEED 8.00
TOTAL 241.73
CHECK 241.73

04/03/96 01 15:15 0001 6363

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0167534
IDENTIF. REFERENCE

96 APR -3 PM 3:09
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1024358