3

WARRANTY DEED

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

BOOK 10003 PG 851

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 104,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: ~~October 9, 1999~~ 4/18/99
(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
James J. Brownsey	Union Planters Bank	63-16
(NAME) 1764 Aaronwood Drive	(NAME) 401 Union Street	A23
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Nashville, TN 37219	40-92716
(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, Wayne A. Evers and Lori A. Evers, husband and wife,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James J. Brownsey and Carol Brownsey, husband and wife

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 Lot No. 53 on the Plan of Hampton Park, a Planned Unit Development, of record in Plat Book 6900, Page 405, amended in Plat Book 6900, Pages 550-552, corrected in Book 7462, Page 445, surveyor's certificate of correction in Book 8110, Page 401, amended in Book 8181, Page 112, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Wayne A. Evers and Lori A. Evers by deed of record in Book 8246, Page 213, 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 Wayne A. Evers and wife, Lori A. Evers by Terry DeSelms as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 10003, Page 850, in the Register's Office for Davidson County, Tennessee.

016542
IDENTIFICATION REFERENCE

96 APR -3 PM 3:14
REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XX) property, known as 1764 Aaronwood Drive, Old Hickory, TN 37138
(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 26th day of March 19 96

Wayne A. Evers — Lori A. Evers

By: Terry DeSelms, Attorney-in-fact — By: Terry DeSelms, Attorney-in-fact

DCTN01WC

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 Wayne A. Evers and Lori A. Evers

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 _____ day of _____ 19____.

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

6372 04/03 0101 03CHECK 393.80

BOOK 10003 PG 852

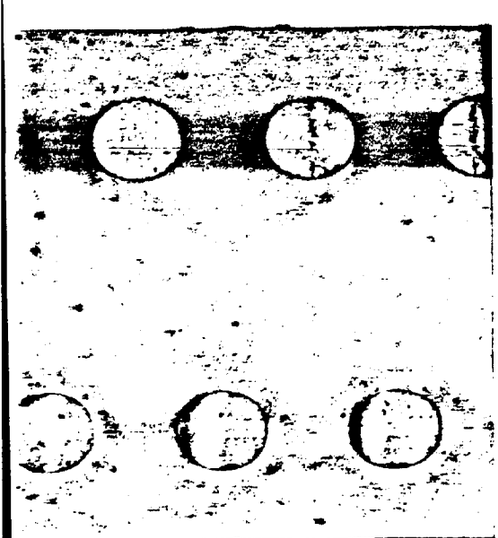
STATE OF TENNESSEE
COUNTY OF DAVIDSON

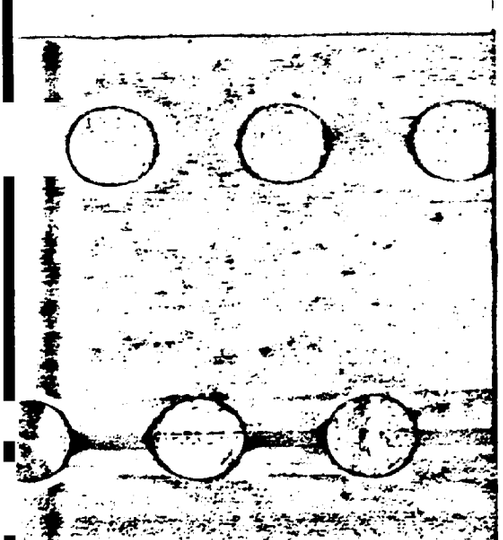
On this March 26, 1996 before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Wayne A. Evers and wife, Lori A. Evers, and acknowledged that he executed the same as the free act and deed of the said Wayne A. Evers and wife, Lori A. Evers, through Power of Attorney granted him by the said Wayne A. Evers and wife, Lori A. Evers.

Commission Expires: _____

Lori Holloway
Notary Public

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





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

RECEIVED OF _____

FOR _____

BOOK 10003 PG 853

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	
				104000.00
			CON TX	384.80
			PRFEE	1.00
			WDEED	8.00
			TOTAL	393.80
			CHECK	393.80
04/03/96	01	15:21	0001	6372

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0167542
IDENTIF. # REFERENCE

96 APR -3 PM 3:14
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1024367