Name & Address New Owner:
JAMES E. MCMURTRY AND WIFE,
BARBARA A. MCMURTRY
4308 Glynda Drive
Nashville, TN 37216

Send Tax Bills to:
Same as New Owner

Tax Map and Parcel Nos.
Map 60-15
Parcel No. 19

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100--- ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **I, ROBERT B. BROWN, JR, UNMARRIED,** (also known as Robert B. Brown as shown in Quitclaim Deed of record in Book 7162, Page 642, Register's Office for Davidson County, Tennessee),the Grantor, has bargained and sold and by these presents does hereby transfer and convey unto **JAMES E. MCMURTRY AND WIFE, BARBARA A. MCMURTRY,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land located in **DAVIDSON** County, Tennessee and being more particularly described in Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land together with all and singular easements, appurtenances, heriditaments, estate, title and interest thereto belonging or in any way appertaining to the said Grantees, their successors and assigns in fee simple forever.

GRANTOR does hereby covenant with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered except for taxes for the year 1996; any and all matters as may be set forth on the Plan of Jones and Hart Subdivision, of record in Plat Book 332, Page 43, Register's Office for Davidson County, Tennessee.

GRANTOR does further covenant and bind himself, his heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

0202645
IDENTIFICATION REFERENCE

96 JUL 11 PM 1:14

WITNESS my hand this the 9th day of July, 1996.

Robert B. Brown, Jr.

STATE TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, ROBERT B. BROWN, JR., the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this the 9th day of July, 1996.

Deanie L. Gregory
Notary Public

My Commission expires:
5/23/98

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $55,000.00.

James E. McMurtry
Affiant

Sworn to and subscribed before me
this the 9th day of July, 1996.

Deanie L. Gregory
Notary Public
My Commission expires: 5/23/98

Mail

THIS INSTRUMENT PREPARED BY:
DEANIE L. GREGORY, ATTORNEY
GREATER NASHVILLE TITLE & CLOSING CO.
223 Madison Street, S. 102
Madison, TN 37115

EXHIBIT "A"

LAND in Davidson County, Tennessee, being part of Lot No. 40 in Jones and Hart Subdivision on the west side of Dickerson Turnpike, a plan of which is of record in Book 332, Page 43, of the Register's Office for Davidson County, Tennessee, is described according to a survey made by Wm. C. Parrish, Associates, Civil Engineers, dated March 3, 1960 as follows:

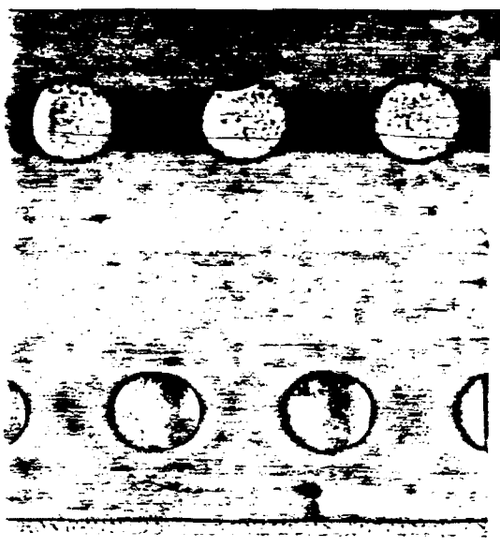
BEGINNING at a iron stake in the southerly margin of Lemuel Road, the same being a common corner of Lots 39 and 40; thence south 11 degrees 40' feet west 291.87 feet to an iron stake; thence north 78 degrees 20' feet west 360.38 feet to an iron stake; thence north 11 degrees 40' east, 295 feet to an iron stake in the southerly margin of Lemuel Road; thence south 88 degrees 58' east with said margin of said Road 194 feet to an angle in stone wall; thence continuing with said margin of said road south 65 degrees 30'east 180.35 feet to the point of beginning.

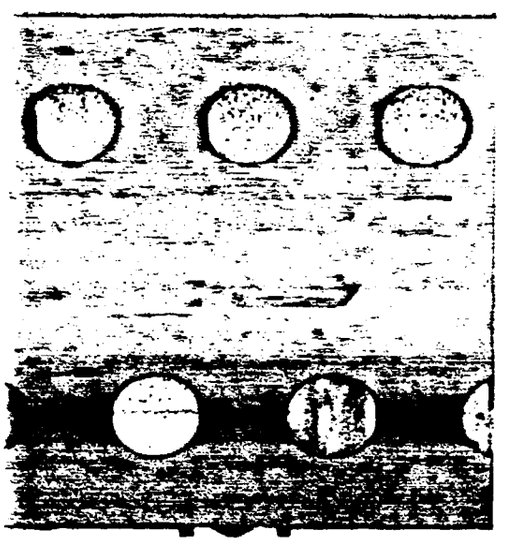
INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED THEREFROM is that tract of land conveyed to Wilburn Bass Tinnin, Jr., by Warranty Deed from Robert B. Brown, Jr., and wife, Emma L. Brown, of record in Book 4311, page 698, described as follows:

BEGINNING at an iron stake in the southerly margin of Lemuel Road, the same being a common corner of lots Nos. 39 and 40; thence south 11 degrees 40' west 150 feet to an iron stake; thence north 67 degrees 30' west 95 feet to an iron stake; thence north 11 degrees 40' east 150 feet to a point in the southerly margin of Lemuel Road; thence south 65 degrees 30' east 95 feet to the point of beginning.

BEING PART OF the same property conveyed to Robert B. Brown, Jr., and wife, Emma L. Brown by Warranty Deed from M. M. Cunniff and wife, Hattie B. Cunniff, of record in Book 3096, Page 487, Register's Office for Davidson County, Tennessee; which property Emma L. Brown subsequently conveyed to Robert B. Brown, by Quitclaim Deed of record in Book 7162, Page 642, said Register's Office.

THIS IS UNIMPROVED PROPERTY KNOWN AS PART OF LOT 40, LEMUEL ROAD, NASHVILLE TENNESSEE, 37207.





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

RECEIVED OF _____

FOR _____

BOOK 10118 PG 280

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 55000.00
				CON TX 203.50
				PRFEE 1.00
				MDEED 12.00
				TOTAL 216.50
				CHECK 216.50
			07/11/96 01	13:14 0001 4182

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0202645
IDENTIF. # REFERENCE

96 JUL 11 PM 1:14

U.S. DIST. COURT
MIDDLE DIST. TN.

No. 1061879