760

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Wilson Enterprises, Inc. 302 42nd Ave. North Nashville, TN 37209	NEW OWNER	Map 091-100 Parcel 190.00

This instrument prepared by: Robert J. Notestine, III Attorney
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Charles M. Brown Sr. and wife, Brenda F. Brown, (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Wilson Enterprises, Inc., a Tennessee Corporation (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Urbandale Section I, as of record in Book 1835, page 45, Register's Office for Davidson County, Tennessee.

Said Lot No. 76 fronts 50 feet on the southerly side of Winn Avenue and runs back between parallel lines 125 feet to a dead line.

Being the same property conveyed to Charles M. Brown Sr. and wife Brenda F. Brown by Quit Claim Deed from Ruby Warren, unmarried of record in Book 8711, page 675, said Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Charles M. Brown, Sr. pursuant to a Power of Attorney executed by him and being filed for record simultaneously herewith.

This description is the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 5511 Winn Avenue, Nashville, Tennessee 37209.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $42,500.00.

Affiant

Subscribed and sworn to before me this 9th day of August, 1996 .

Notary Public

My Commission Expires 1-24-98

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same are unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 9th day of August, 1996.

Charles M. Brown Sr.
Charles M. Brown
~~BY: Brenda F. Brown, Attorney in fact~~

Brenda F. Brown

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 ~~Brenda F.~~ Charles M. Brown, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ~~she~~ he executed the within instrument for the purposes therein contained

RJN
4434 08/13 0401 ATCHECK
166.25

WITNESS my hand and official seal at Nashville, Tennessee, this 12th day of August, 1996.

Notary Public

My Commission Expires: 1-24-98

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 Brenda F. Brown, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained

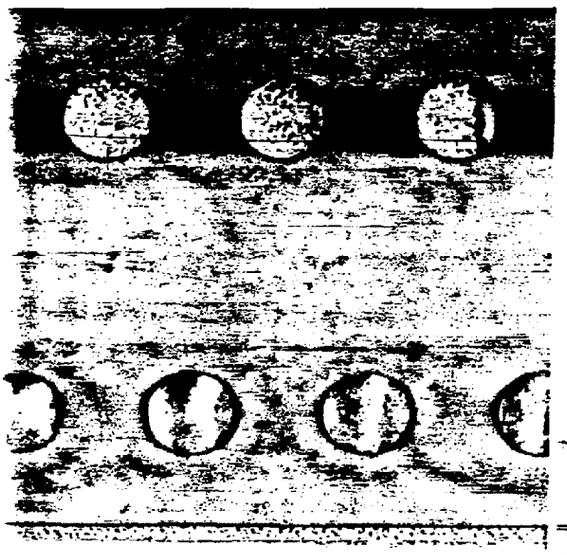
WITNESS my hand and official seal at Nashville, Tennessee, this 12th day of August, 1996.

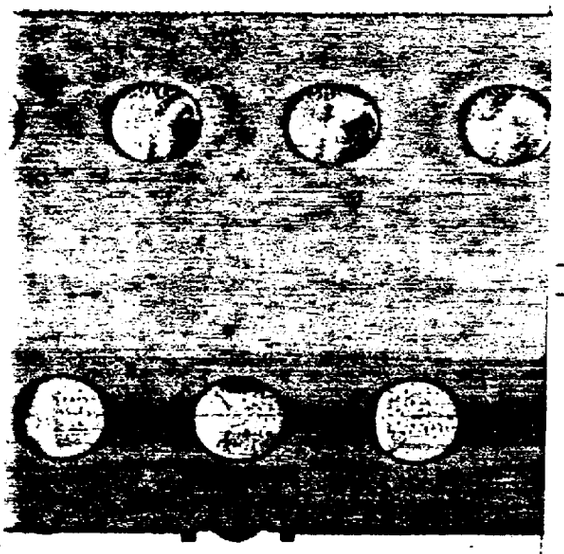
Notary Public

My Commission Expires: 1-24-98

96 AUG 13 PM 2:51
FELIX Z. WILSON
DAVIDSON COUNTY

IDENTIF. & REFERENCE
02141177





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

RECEIVED OF _____

FOR _____

BOOK 10155 PG 444

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 42500.00
CON TX 157.25
PRFEE 1.00
WDEED 8.00
TOTAL 166.25
CHECK 166.25

08/13/96 01 14:56 0001 6634

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02141177
IDENTIF. ↑ REFERENCE

96 AUG 13 PM 2:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1019217