BOOK 10160 PG 646

Box 40-13

OLD REPUBLIC

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

STATE OF TENNESSEE)
COUNTY OF Davidson)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,000.00

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20 DAY OF August

My Commission expires: MY COMMISSION EXPIRES JULY 25, 1998

THIS INSTRUMENT PREPARED BY

Robert F. Doyle, Attorney, 613 Woodland Street, Nashville, Tennessee. 37206
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Leondist Brown et ux (NAME)	Leondist Brown, et ux (NAME)	Map 83-1
1253 Dalemere Drive (ADDRESS)	1253 Dalemere Drive (ADDRESS)	Par. 165
Nashville, Tenn. 37207 (CITY) (STATE) (ZIP)	Nashville, Tennessee. 37207 (CITY) (STATE) (ZIP)	27W-20475

SPECIAL

Warranty Deed

For and in Consideration of the sum of $ 27,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

ASSOCIATES FINANCIAL SERVICES COMPANY OF TENNESSEE, INC.

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

LEONDIST BROWN AND WIFE, EVELYN BROWN

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

Land in Davidson County, Tennessee, being the east 50 feet of Lot No. 14 on the Map of W.H. Hyronemus Addition to East Nashville, of record in Plat Book 161, page 174, Register's Office for said County.

Said part of said lot fronts 50 feet on the northerly side of Granada Avenue, formerly Bailey Avenue, and runs back between parallel lines 168 feet to an alley.

Being the same property conveyed to ASSOCIATES FINANCIAL SERVICES COMPANY OF TENNESSEE, INC. by deed from Robert Edward Johnson and wife, Shirley A. Johnson, of record in Book 10026, page 115, said Register's Office.

Said Grantor does specially warrant and will forever defend said title against all persons lawfully claiming or to claim the same by, through, or under Associates Financial Services Company of Tennessee, Inc. by not otherwise. The improvements on the above described property are being sold in "AS IS" condition. The 1996 County Land Taxes have been prorated between the parties and the Grantees assume and agree to pay same when due and payable.

This is unimproved ( ) improved (X) property, known as 1033 Granada Avenue, Nashville, Tennessee. 37206
(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 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 15th day of August, 19 96.

ASSOCIATES FINANCIAL SERVICES COMPANY OF TENNESSEE, INC.

BY: _____
Asst. Vice-President

_____
Asst. Sec.

INDIVIDUAL ACKNOWLEDGMENTS:

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

STATE OF TENNESSEE }
County of }

3546 08/19 0101 03CHECK 108.9

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

95 AUG 19 PM 2:56
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

02159-3

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TEXAS }
County of Dallas }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared S. Hildreth, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged her self to be the Asst. Vice-President of Associates Financial Services Company of Tennessee, Inc., the within named bargainor, a corporation (or partnership), and that she 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 her self as such officer (or partner).

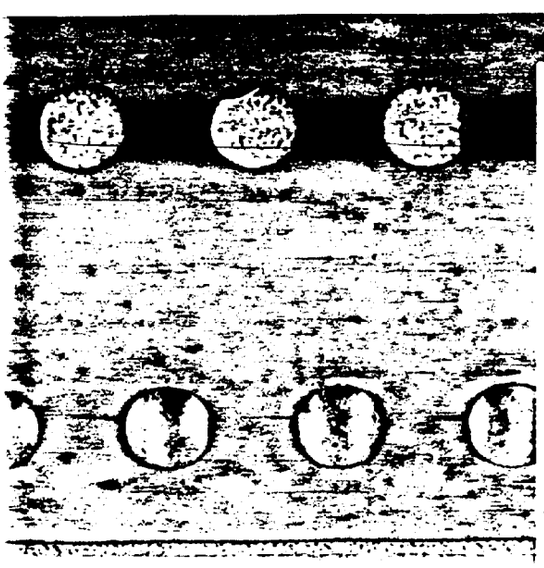
Witness my hand and official seal at office this 15th day of August, 19 96.

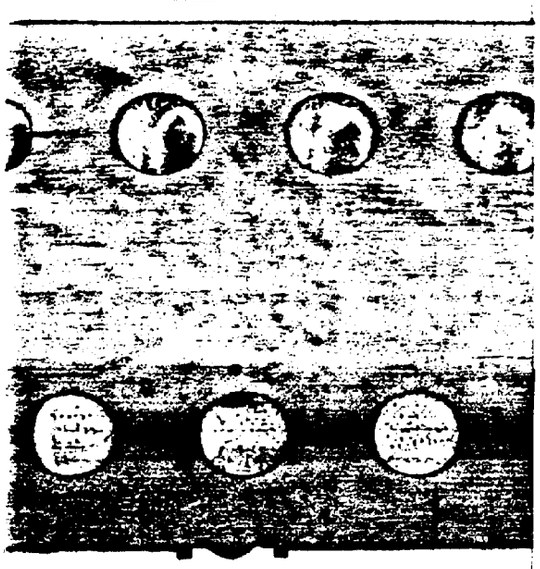
My Commission expires:

_____ Barbara M Yunker
Notary Public

BARBARA M. YUNKER
MY COMMISSION EXPIRES
August 6, 1997

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN ... WHEN RECEIVED





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

RECEIVED OF _____

FOR _____

BOOK 10160 PG 648

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 27000.00
CON TX 99.90
PRFEE 1.00
WDEED 8.00
TOTAL 108.90
CHECK 108.90

08/19/96 01 15:00 0001 8546

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0215943
IDENTIF. # REFERENCE

96 AUG 19 PM 2:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1021104