BOOK 10203 PG 737

Name & Address New Owner:
THELMA W. MAGNESEN
809 HERITAGE CIRCLE
MADISON, TN 37115

Send Tax Bills to:
Same as New Owner

Tax Map and Parcel Nos.
Map 42-7A
Parcel 40

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100--- ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **HARRY BROWN AND WIFE, KAREN L. BROWN,** the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **THELMA W. MAGNESEN, UNMARRIED,** hereinafter called the Grantee, her 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 Grantee, her successors and assigns in fee simple forever.

GRANTORS do hereby covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have good right to convey it, and that the same is unencumbered except for taxes for the year 1996; all matters as set forth on the Plan of REVISED PHASE TWO, HERITAGE SQUARE, as of record in Plat Book 5200, Page 378; Declaration of Covenants, Conditions and Restrictions of record in Book 5722, Page 248, and Book 5752, Page 884; Deed of Dedication of record in Book 6054, Page 49; all of record in the Register's Office for Davidson County, Tennessee.

GRANTORS do further covenant and bind themselves, their heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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.

WITNESS our hands this the 20th day of September, 1996.

Harry Brown

Karen L. Brown

(1)

96 SEP 24 AM 10:32
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0228502
IDENTIF. ↑ REFERENCE

STATE TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Harry Brown and wife, Karen L. Brown, the bargainors, 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 office at Madison, Tennessee, on this the 20th day of September, 1996.

Commission expires: 5/23/98

Deanie L. Gregory
Notary Public

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $69,400.00.

Thelma L. Magness
Affiant

Sworn to and subscribed before me
this the 20th day of September, 1996.

Deanie L. Gregory
Notary Public

My Commission expires: 5/23/98

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

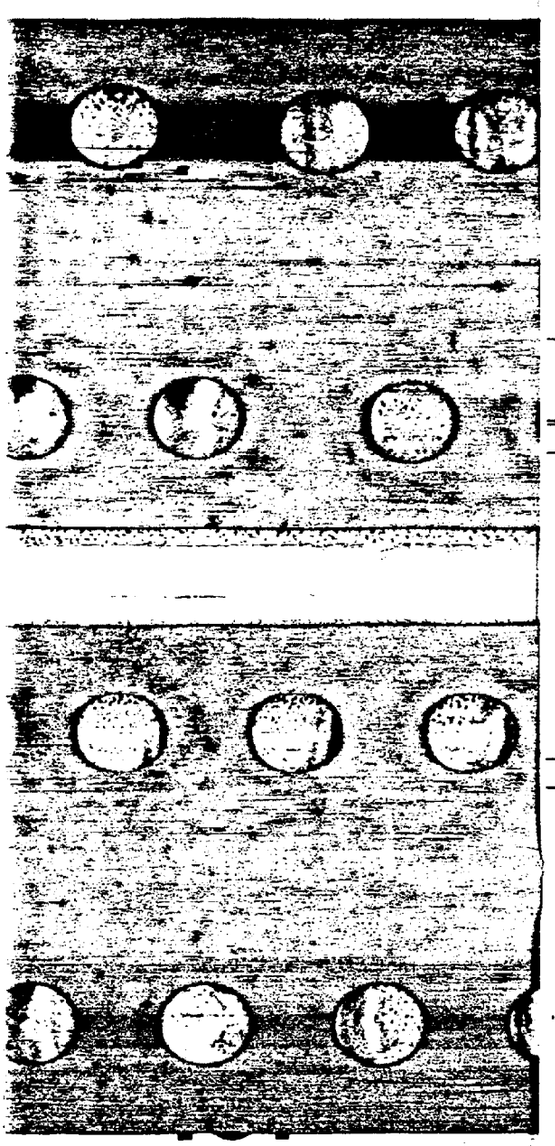
EXHIBIT "A"

LAND in Davidson County, Tennessee, being Lot No. 204 on the Plan of Revised Phase Two, Heritage Square, as of record in Plat Book 5200, Page 378, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Harry Brown and wife, Karen L. Brown, by Warranty Deed from Michael Dean Shreve and wife, Debra Kay Shreve, of record in Book 8836, Page 226, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 809 HERITAGE SQUARE, MADISON, TN 37115.

1976 09/24 0101 03CHECK 269.78



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10200 PG 740

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 69400.00
CON TX 256.78
PRFEE 1.00
WDEED 12.00
TOTAL 269.78
CHECK 269.78

09/24/96 01 10:34 0001 1976

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0228502
IDENTIF. ↑ REFERENCE

96 SEP 24 AM 10:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1034384