BOOK 10220 PG 817 FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF October 19 96

Notary Public

MY COMMISSION EXPIRES May 24, 1997
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward L. Brinson (NAME)	First Republic Mortgage (NAME)	MAP 104-16
1716 Beechwood Avenue (ADDRESS)	3212 West End Ave., Suite 500 (ADDRESS)	PARCEL 214
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	24W-11585

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, Henrietta M. Wynn*and Daniel R. Ewing and Baxter Ewing and William Calvin Ewing, and Nora Pearl Ewing, Heirs to the Estate of John Ewing

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward L. Brinson and wife, Martha F. Brinson

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 the 4th, formerly 24th, Ward of the City of Nashville, Davidson County, Tennessee, being the westerly half of Lot No. 207 on the Plan of Belmont Land Company's Property, called "Belmont Heights" as of record in Book 421, page 34, Register's Office for said County.

Said part of Lot No. 207 fronts 50 feet on the northerly side of Beechwood Avenue and runs back 195.9 feet on the westerly line and 196.5 feet, more or less, on the easterly line, to an alley, measuring 50 feet thereon.

BEING the same property conveyed to Henrietta M. Wynn, unmarried and John E. Ewing, unmarried by deed from Esther M. Gorton, unmarried, of record in Book 4374, Page 412, Register's Office for said County. The said John E. Ewing now deceased, leaving Daniel R. Ewing, Baxter Ewing, William Calvin Ewing and Nora Pearl Ewing as his sole heirs.

Powers of Attorney of record in Book 10220, page 813; Book 10220, page 814; Book 10220 page 815; and Book 10220, page 816, said Register's Office.

* unmarried

unimproved ( )
This is improved (X) property, known as 1716 Beechwood Avenue, Nashville, TN 37212
(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 hand S this 1st day of October 19 96

Henrietta M. Wynn By Millard Wynn Attorney in fact
Henrietta M. Wynn

Daniel R. Ewing
Daniel R. Ewing

Baxter Ewing by Daniel R. Ewing
Baxter Ewing His Atty in fact

William Calvin Ewing by Daniel R. Ewing
William Calvin Ewing His Atty in fact

Nora Pearl Ewing by Daniel R. Ewing
Nora Pearl Ewing Her Atty in fact

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 Daniel R. Ewing

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of October, 19 96

Commission expires 5-24-97

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

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, Millard Wynn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument on behalf of Henrietta M. Wynn as her Attorney in Fact as the free act and deed of the within named Henrietta M. Wynn. Witness my hand and official seal at Nashville, Tennessee the 1st day of October, 1996.

My Commission Expires: 5-24-97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

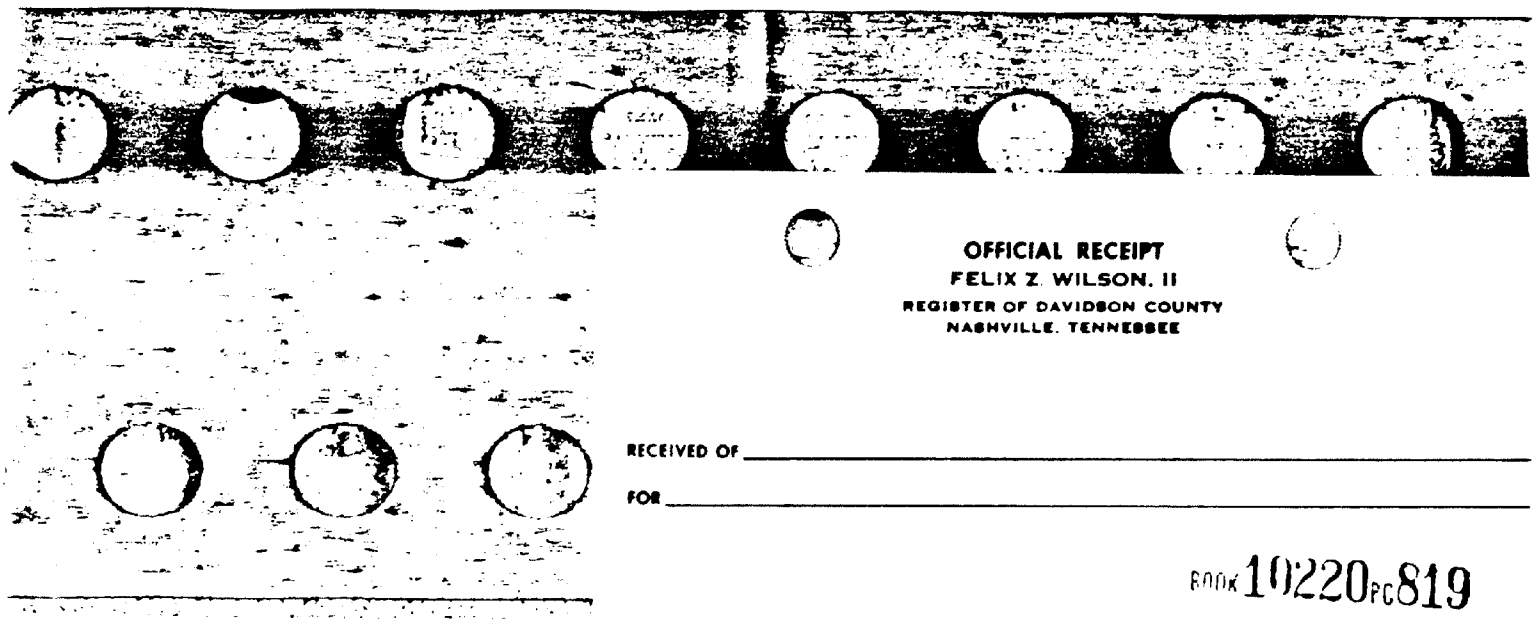
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Daniel R. Ewing, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Baxter Ewing, William Calvin Ewing and Nora Pearl Ewing as their Attorney in Fact as the free act and deed of the within named Baxter Ewing, William Calvin Ewing and Nora Pearl Ewing. Witness my hand and official seal at Nashville, Tennessee the 1st day of October, 1996.

My Commission Expires: 5-24-97

0234532
IDENTIF. # REFERENCE

96 OCT -9 PM 2:04
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

3340 10/09/96 0101 03CHECK 453.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

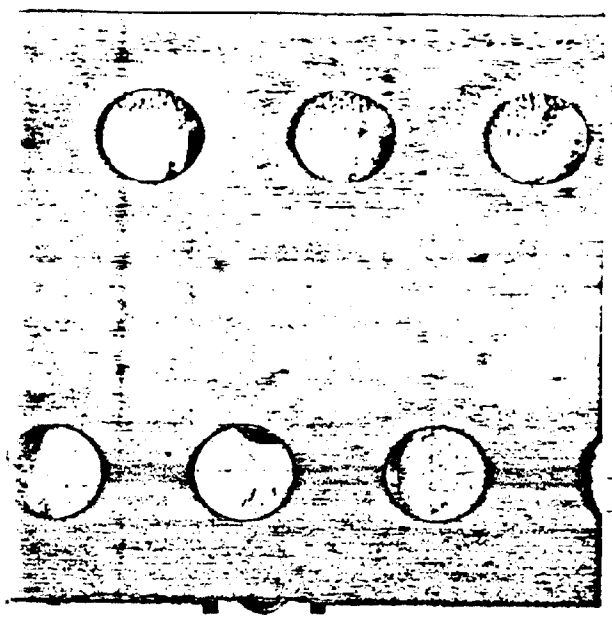
REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10220 PG 819



CO CONVEYANCE
MO MORTGAGE
WD WARRANTY DEED
TD TRUST DEED

CC CERTIFIED COPY
REL RELEASE
UCC UNIFORM COMMERCIAL CODE

MISC MISCELLANEOUS
CO TX STATE TAX CONVEY
MO TX STATE TAX MORT
PRFEE PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 120000.00
				CON TX 444.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 453.00
				CHECK 453.00
		10/09/96	01	14:08 0001 8340

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0234532
IDENTIF. & REFERENCE

96 OCT -9 PM 2:08
REGISTER
DAVIDSON COUNTY, TN

№ 1075392

No [redacted]