0242432
IDENTIF. ↑ REFERENCE

PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
2405 Crestmoor Road: P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
W & I Ref: (CWI)

96 NOV -1 AM 11:03
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

BOOK 10245 PG 798

PREPARED FROM UNVERIFIED INFORMATION FURNISHED BY THE PARTIES
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Morris J. Brown, III Kathy R. Brown 1917 Kingsbury Drive Nashville, Tennessee 37215	GE Capital Mortgages Services, Inc. 625 Maryville Ctr., Dr. St. Louis, MO 63141

TAX MAP-PARCEL NUMBERS: Part of 158-03-37 & 38

WARRANTY DEED

6851 11/01 0101 03CHECK 16.40

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David C. George and wife, Peggy R. George,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Morris J. Brown, III and spouse, Kathy R. Brown,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in the 7th Civil District of Davidson County, Tennessee, formerly a portion of Lot No. 36 on the Plan of Hillsboro Park, Section II, of record in Plat Book 2331, pages 61 and 62, Register's Office for Davidson County, Tennessee, now a portion of Lot 477 on the plan of Resubdivision of Lot 36, Section II and Resubdivision of Lot 477, Section VI of Hillsboro Park, as of record in Book 8250, Page 633, said Register's Office, described as follows:

Beginning at the intersection of Kingsbury Drive and Melbourne Drive; thence along the Western Margin of said Kingsbury Drive, North 27 °, 15' 00" West, 225.22 feet to an iron pin, the original Northeastern corner of said Lot 477 and the original Southeastern corner of said Lot 36, the true *Point of Beginning* for this tract.

(1) Thence leaving said margin of Kingsbury Drive, along the original North line of said Lot 477 and the original South line of said Lot 36, South 62° 03' 00" West, 167.40 feet to a concrete monument, the original Northwest corner of said Lot 477 and in the South line of said Lot 36;
(2) Thence leaving said corner, North 14 ° 59' 00" West, 54.00 feet to an iron pin, the new Northwest corner of said Lot 477 and in the Southern portion of said Lot 36;
(3) Thence along the new North line of said Lot 477, North 73° 53' 49" East, 158.91 feet to an iron pin, the new Northeast corner of said Lot 477 and the new Southeast corner of Lot 36, and in the Western margin of said Kingsbury Drive;
(4) Thence along said margin, South 27° 15' 00" East, 20.00 feet to the true *Point of Beginning* for this tract, thus containing 5963.694 square feet or 0.137 acres.

The above description is made according to a description written and furnished by Michael V. Holmes of H & H Land Surveying in accordance with the Resubdivision of Lot 36, Section II and Resubdivision of Lot 477, Section VI of Hillsboro Park dated August 26, 1996 by Michael V. Holmes of H. & H Surveying.

Being a part of the same property conveyed to David C. George and wife, Peggy R. George by deed from Julia A. Wallace of record in Book 4982, page 443, Register's Office for Davidson County, Tennessee.

This is (un)improved property, known as: a portion of 1917 Kingsbury Drive, Nashville, Tennessee 37215

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

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on October 30, 1996.

David C. George

Peggy R. George

State of Tennessee
County of Davidson

On October 30, 1996, before me, the undersigned authority, personally appeared David C. George and Peggy R. George, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

DEBORAH H. BERRIE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires JULY 25, 1998

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 2,000.00

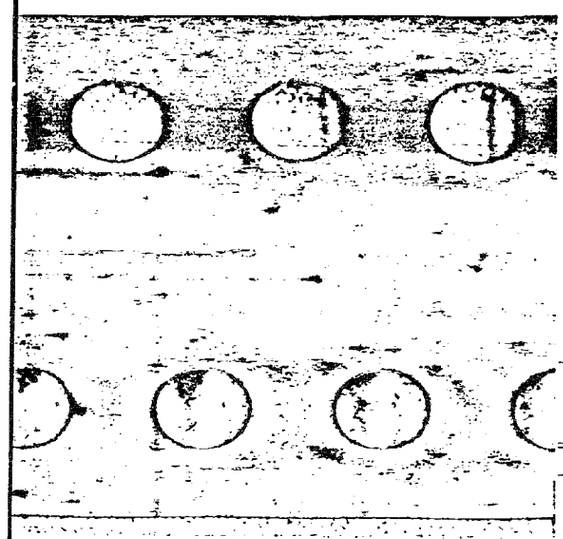
Affiant

Sworn and subscribed before me on October 29, 1996.

DEBORAH H. BERRIE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires JULY 25, 1998



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10245 PG 800

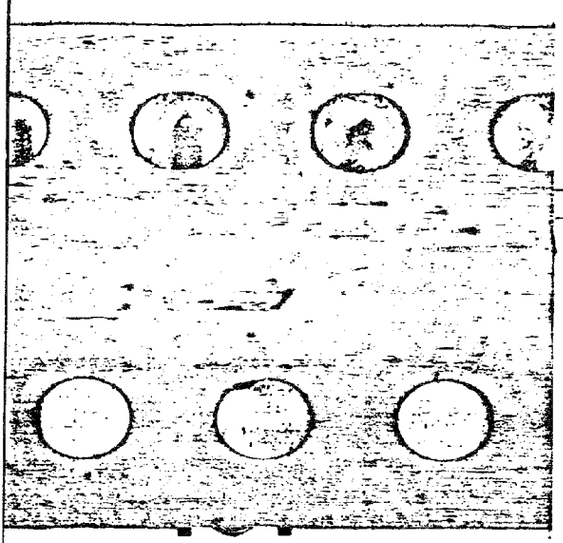
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	2000.00
CON TX	7.40
PRFEE	1.00
WDEED	8.00
TOTAL	16.40
CHECK	16.40

11/01/96 01 11:05 0001 6851

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0242432
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96 NOV -1 AM 11:03

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1083792