BOOK 10246 PG 603

WARRANTY DEED

THIS INSTRUMENT PREPARED BY: TUKE YOPP & SWEENEY
SUITE 1100, NATIONSBANK PLAZA
414 UNION STREET, NASHVILLE, TN 37219.

GRANTOR: RICHARD HARDING BROWN

GRANTEE: KAREN W. KREBS and BRANCH H. HENARD

Address New Owner as Follows:	Send Tax Bills:	Map Parcel No.
227 Second Ave North Fourth Floor Nashville, TN 37201-1631	Same	104-6-297

****

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, receipt and sufficiency of which are here acknowledged, **RICHARD HARDING BROWN**, hereinafter called the GRANTOR, does hereby bargain, convey, sell and convey to **KAREN W. KREBS and BRANCH H. HENARD** as tenants in common, hereinafter called the GRANTEES, their heirs, successors and assigns, that certain parcel of real estate located in Davidson County, Tennessee, more fully described as follows:

Land in Davidson County, Tennessee, being Lot No. 98, on the Plan of Bransford Realty Company's plan of West End Avenue Place, as shown on plat of record in Plat Book 332, page 15, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Frank Reynolds Brown by deed of record in Book 5804, page 542, Register's Office for Davidson County, Tennessee, the said Frank Reynolds Brown having since died, leaving the grantor herein as his heir and using the same description as contained in the said deed, there being no new survey.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transaction is $140,000.00

Affiant: _____

Sworn to and subscribed before me, this 1st day of November, 1996.

_____
Notary Public

My Commission Expires: 3/27/99

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

185887.1 10/28/96

The Property is improved property known as 3107 Wellington Avenue, Nashville, Tennessee.

This conveyance is expressly made subject to real property ad valorem taxes for 1997 and subsequent years.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs, successors and assigns forever.

And Grantor does covenant with the Grantees that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as set out above.

Grantor does further covenant and bind Grantor, his heirs, successors and assigns to warrant and forever defend the title to the Property to the Grantees, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 1st day of ~~October~~ November, 1996.

Richard Harding Brown
RICHARD HARDING BROWN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Emily B Moore, a Notary Public of said County and State, RICHARD HARDING BROWN, the within named 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, at Office, this 1st day of ~~October~~ November, 1996.

Emily B Moore
Notary Public

My Commission Expires: 3/27/99

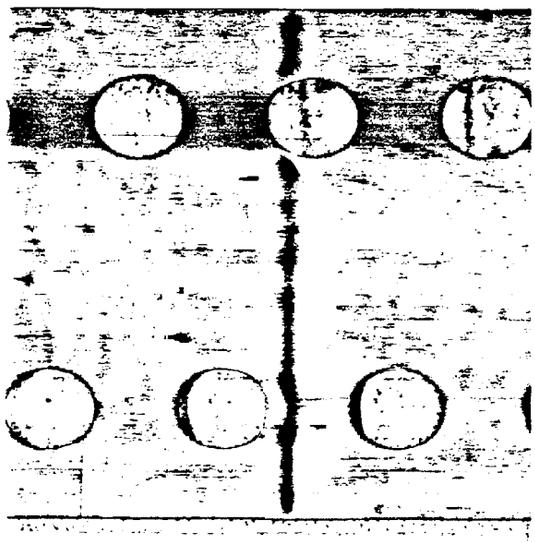
EMILY B. MOORE NOTARY PUBLIC AT LARGE DAVIDSON CO., TN.

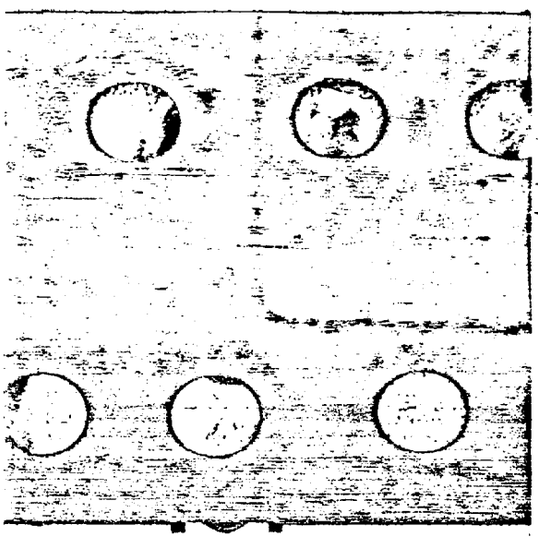
02422669
IDENTIF. & REFERENCE

96 NOV -1 PM 3:22
FELIX A. ROBERTSON REGISTER
DAVIDSON COUNTY, TN.
PICK-UP

7099 11/01 0101 03CHECK 527.00

185887.1 10/28/96





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

RECEIVED OF _____

FOR _____

BOOK 10246 PG 605

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 140000.00
				CON TX 518.00
				PRFEE 1.00
				MDEED 8.00
				TOTAL 527.00
				CHECK 527.00
11/01/96	01			15:24 0001 7099

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0242669
IDENTIF. # REFERENCE

96 NOV -1 PM 3:27

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1084037