BOOK 10247 PG 575

Name and Address New Owner:	Send Tax Bills to:
Eric Douglas and wife, Kimberly Douglas 1227 Harwood Drive Nashville, TN 37206	Chase Manhattan Mtg. Corp. P. O. Box 4025 Monroe, LA 71211-4025

Tax Map and Parcel Nos.
Map 83-4
Parcel 114

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100--- ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **WE, RONNIE BROWN AND WIFE, DARLENE BROWN,** the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **ERIC DOUGLAS AND WIFE, KIMBERLY DOUGLAS,** hereinafter called the Grantees, their 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 anywise appertaining to the said Grantees, their successors and assigns in fee simple forever.

GRANTORS do hereby covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, except for a Deed of Trust payable to Chase Manhattan Mortgage Corporation of record in Book 7366, Page 603,* as assigned by Assignment of record in Book 7366, Page 609, Register's Office for Davidson County, Tennessee, which Deed of Trust **the Grantees herein assume and agree to pay.** This conveyance is made subject to any and all Easements, Notes, Setback Lines, etc., if any, as may be set forth on the Plan of Porter Heights, Section VI, as of record in Book 2330, Page 161, in the Register's Office for DAVIDSON County, Tennessee. * in the original principal amount of $68,700.00

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 Grantees, their 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 30th day of OCTOBER, 1996.

Ronnie Brown

Darlene Brown

STATE TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, the within named RONNIE BROWN AND WIFE, DARLENE 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 Madison, Tennessee, this the 30th day of October, 1996.

My Commission expires:
5/23/98

Notary Public

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $87189.77

Affiant

Sworn to and subscribed before me
this the 30th day of October, 1996.

Notary Public

My Commission expires: 5/23/98

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EXHIBIT "A"

Land in the Davidson County, Tennessee, being Lot No. 5 on the Plan of PORTER HEIGHTS, Section VI, as of record in Book 2330, Page 161, Register's Office for Davidson County, Tennessee to which Plan reference is here made for a complete description thereof.

Being the same property conveyed to Ronnie Brown and wife, Darlene Brown by Warranty Deed from Sam Forsythe, which deed is of record in Book 8748, Page 57, Register's Office for Davidson County, Tennessee.

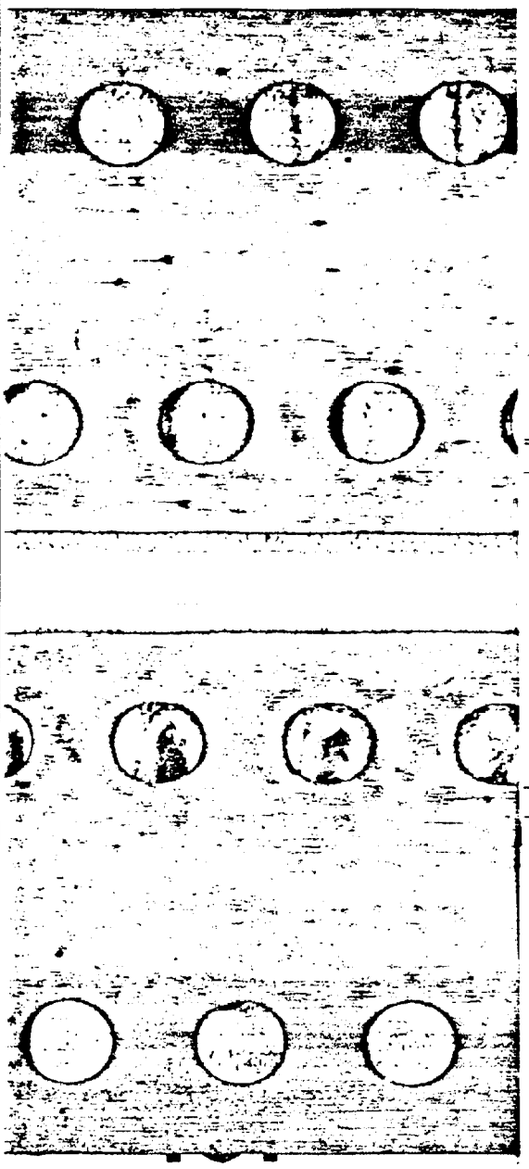
THIS IS IMPROVED PROPERTY KNOWN AS 1227 Harwood Drive, Nashville, TN 37206

0242958
IDENTIF. # REFERENCE

96 NOV -4 AM 10:16
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

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

7402 11/04 0101 03CHECK 335.64



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10247 PG 578

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 87189.77
				CON TX 322.64
				PRFEE 1.00
				WDEED 12.00
				TOTAL 335.64
				CHECK 335.64
			11/04/96 01	10:18 0001 7402

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0242958

IDENTIF. ← REFERENCE

96 NOV -4 AM 10:16

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1084336