Box 3.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 10289 PG 112

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MARY ANN BROWN (NAME)	SAME (NAME)	131-7-A
108 Jamesborough Court (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	6.00
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	16DA40102

FOR AND IN 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, PEGGY CATALANO, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARY ANN BROWN, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Phase II and III Hillsborough Place, as of record in Plat Book 5200, page 160, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Peggy Catalano by deed from Bobbie S. Dietz of record in Book 9353, page 129, said Register's Office.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and paid by the Grantor; (2) Restrictions of record in Book 5151, page 50, Book 5240, page 165, and in Book 5292, page 143 and in Book 5332, page 212; (3) Charter of record in Book 5243, page 928; (4) Easement of record in Book 6928, page 932; and (5) All matters appearing on the Plan of record in Plat Book 5200, page 160, said Register's Office.

96 DEC 12 PM 4:01
REGISTER
DAVIDSON COUNTY, TN.

02553 73
IDENTIFICATION REFERENCE

This is improved (XX) property, known as 108 Jamesborough Court, Nashville, Tennessee 37215
unimproved ( )

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 12th day of December, 19 96.

Peggy Catalano
PEGGY CATALANO

STATE OF TENNESSEE

BOOK 10289 PG 113

COUNTY OF ~~Williamson~~ DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PEGGY CATALANO

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 12th day of December, 19 96.

My commission expires 9/18/99 Notary Public

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 203,500.00

Mary Ann Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF December 19 96

MY COMMISSION EXPIRES: 4-23-2000 (AFFIX SEAL) Carol A. Wilson Notary Public

CAROL A. WILSON NOTARY PUBLIC AT LARGE STATE

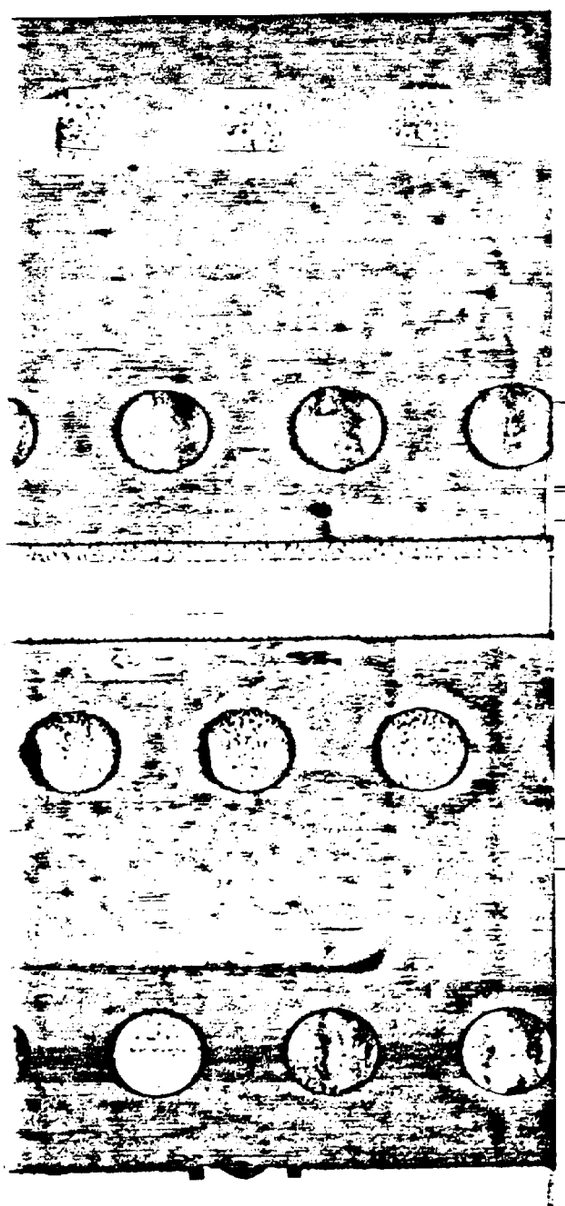
WARRANTY DEED

FROM PEGGY CATALANO

TO MARY ANN BROWN

5161 12/12 0101 03CHECK 761.95

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

RECEIVED OF _____

FOR _____ BOOK 10289 PG 114

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 203500.00
CON TX 752.95
PRFEE 1.00
WDEED 8.00
TOTAL 761.95
CHECK 761.95

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0255373
IDENTIF. # REFERENCE

96 DEC 12 PM 4:01

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1097784