BOOK 10408 PG 381

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
Robert K. Browning 1503 Dallas Ave. Nashville, TN 37212	(Same)	92-A, 47 13w7730

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Wade Lee Phelps,** unmarried, Grantor, have bargained and sold, and by these presents do transfer and convey, unto the said **Robert K. Browning,** the Grantee herein, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

GSS 04/07 0101 03CHECK 0.60-

Land in Davidson County Tennessee, which bears the street address of 607 14th Avenue North, Nashville, TN 37203 and further described as follows:

Being the south part of Lots Nos. 123 124 on the Map of the Plan of Lots of Samuel Watkins, deceased, as of record in Book 57, Page 13, of the Register's Office of Davidson County, Tennessee.

Said part of Lots fronts 35 feet on the west side of 14th Avenue North and runs back between parallel lines along the north margin of an alley, 100 feet to a dead line.

Being the same property conveyed to Wade Lee Phelps, by deed of record in Book 8211, Page 731, Register's Office for Davidson County, Tennessee, the deed being from Dan Alexander, Trustee.

This conveyance is subject to all restrictions, easements and plats of record in the Register's Office for said County.

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, his heirs and assigns, forever. And I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs 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 my hand this 2 day of April, 1997.

Wade Lee Phelps

WADE LEE PHELPS

0291816

IDENTIFICATION

97 APR -7 PM 1:12
FELIX DeBUSSCHERE REGISTER
DAVIDSON COUNTY, TN.

BOOK 10408 PG 382

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 Wade Lee Philps, 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 2 day of April, 1997.

NOTARY PUBLIC

MY COMMISSION EXPIRES; 3-27-97

****

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $ 19,000.

AFFIANT

Sworn to and subscribed before me this 2 day of April, 1997.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-27-97

****

This instrument was prepared by:

Gregory M. Galloway
ATTORNEY AT LAW
101 Antioch Pike
Suite 100 Nashville, TN 37211
(615) 333-1933



OFFICIAL RECEIPT

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

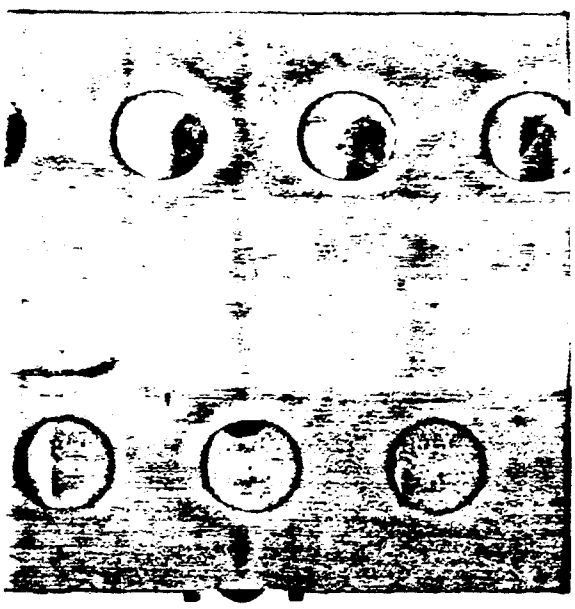
RECEIVED OF _____

FOR _____

Book 10408 Page 382-A

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 19000.00
CON TX 70.90
PRFEE 1.00
6555 04/07 0101 03CHECK 71.90
CONT 79.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0291816
IDENTIFICATION REFERENCE

97 APR -7 PM 1:12
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

CONT 71.90
WDEED 8.00
TOTAL 79.90
CHECK 79.90
CON TX 70.90-
CON TX 70.30
TOTAL 0.60-
CHECK 0.60-

VOID

04/07/97 01 13:14 0001 6555
04/07/97 01 13:14 0001 6556

TOTAL:
$ 79.30

No.1136788