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

BOOK 10432 PG 985

W & I Ref: (ljh) Title No: 38707
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Edward C. Brynn Chris E. Hogan-Brynn 6829 River Ridge Drive Nashville, TN 37221	Countrywide Home Loans, Inc. 155 North Lake Avenue Pasadena, CA 91109

TAX MAP-PARCEL NUMBERS: 141-15-B-48

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 135000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Phillip R. Sesler and spouse, Christine A. Sesler,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Edward C. Brynn and spouse, Chris E. Hogan-Brynn,** 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 Davidson County, Tennessee, being Lot No. 240 on the Plan of Rolling River Estates, Phase III of record in Plat Book 5200, Page 81, as amended by Surveyors Certificate of Correction of record in Book 6272, Page 196, said Register's Office.

SAID lot No. 240 fronts 86.24 feet on the northerly margin of River Ridge Drive and extends back 208.99 feet on the northwesterly line and 205.75 feet on the southeasterly line to a dead line in the rear, measuring 114.54 feet thereon.

BEING the same property conveyed to Phillip R. Sesler and wife, Christine A. Sesler by deed from Gary W. Crowe and wife, Janice S. Crowe of record in Book 6256, Page 285, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

The property herein conveyed is subject to restrictive covenants of record in Book 4788, Page 950, Book 4871, Page 640, Book 5336, Page 480, Book 4892, Page 689, Book 8276, Page 552, and Book 4892, Page 679

This is improved property, known as: 6829 River Ridge Drive, Nashville, TN 37221

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,

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of April, 1997.

Phillip R. Sesler

Christine A. Sesler

State of Tennessee
County of Davidson

BOOK 10432 PG 986

On this 28th day of April, 1997, before me the undersigned authority, personally appeared **Phillip R. Sesler** and **Christine A. Sesler**, 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.

My Commission Expires: _____

CHRISTY WILLIAMS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

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: $ 135000.00

Affiant

Sworn and subscribed before me on the 28th day of April, 1997.

My Commission Expires: _____

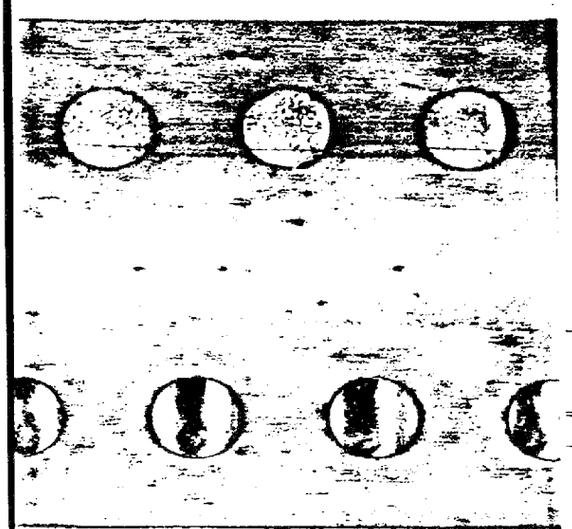
CHRISTY WILLIAMS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

4671 04/29 0101 03CHECK 508.50

97 APR 29 PM 1:55
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

0299085
IDENTIFICATION REFERENCE



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

RECEIVED OF _____

FOR _____

BOOK 10432 PG 987

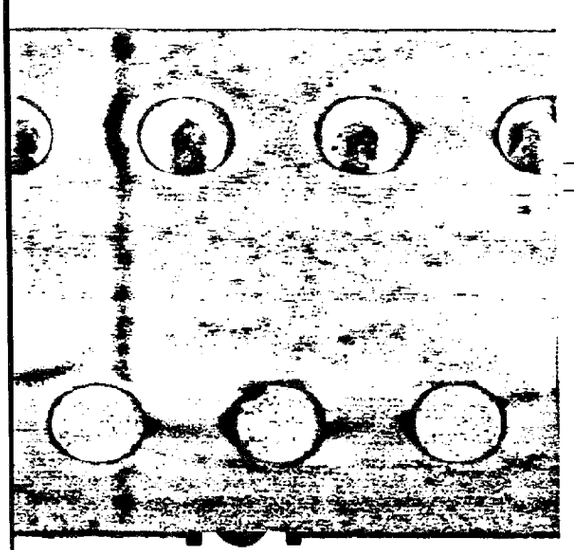
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
135000.00
CON TX 499.50
PRFEE 1.00
WDEED 8.00
TOTAL 508.50
CHECK 508.50

04/29/97 01 13:57 0001 4671

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0299085
IDENTIF. # REFERENCE

97 APR 29 PM 1:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1144772