File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 10434 PG 455

George E. Mudter, Jr., Atty.
2000 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

#14478

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CHARLES S. BROWN	CAVALRY BANKING	150=12=A
(NAME)	(NAME)	
3617 Seasons Drive	114 West College Street	121
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tennessee 37013	Murfreesboro, Tennessee 37130	2DX8874
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, GEORGE WALDON GARRISS, III AND WIFE, DEBRA HOPKINS GARRISS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES S. BROWN AND WIFE, JOSHLYN D. BROWN

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. 658 on the Plan of Phase V-A Somerset, as of record in Plat Book 7900, page 399, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to George Waldon Garriss, III and wife, Debra Hopkins Garriss by deed from Phillips Builders, Inc. of record in Book 9040, page 14, said Register's Office.

This conveyance is made subject to: (1) 1997 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 7619, page 647, amended in Book 7657, page 583, Book 7675, page 923, Book 7776, page 826, Book 8201, page 770, Book 8663, page 384, and Book 8708, page 630; (3) By=Laws of record in Book 7619, page 679, amended in Book 9509, page 363, and Book 9647, page 472; (4) Charter of record in Book 7661, page 37; and (5) All matters appearing on the Plan of record in Book 6900, page 733, and Plat Book 7900, page 399, said Register's Office.

5072 04/30 0101 03CHECK 515.53

0299436
IDENTIF. & REFERENCE

97 APR 30 AM 10:46
PELIA A. WILLIAMS REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XX) property, known as 3617 Seasons Drive, Antioch, Tennessee 37013

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 25th day of April, 19 97.

George Waldon Garriss, III
GEORGE WALDON GARRISS, III

Debra Hopkins Garriss
DEBRA HOPKINS GARRISS

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 10434 PG 456

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GEORGE WALDON GARRISS, III AND WIFE, DEBRA HOPKINS GARRISS

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

Witness my hand at office, this 25th day of April, 19 97.

My commission expires 9/23/2000 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 Davidson

CB

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 136,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF April, 19 97

MY COMMISSION EXPIRES: 9/23/2000 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

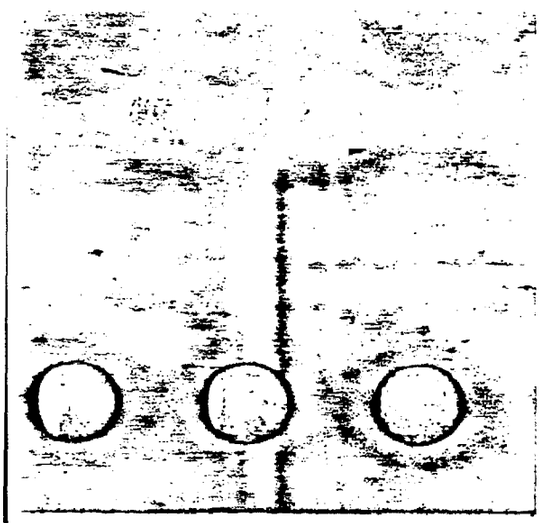
GEORGE WALDON GARRISS, III AND WIFE, DEBRA HOPKINS GARRISS

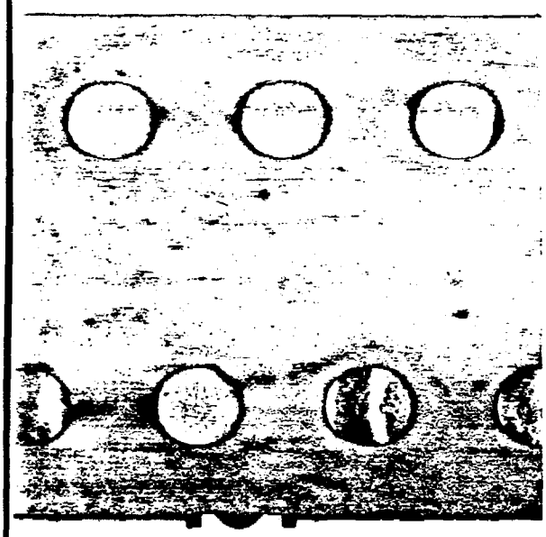
TO

CHARLES S. BROWN AND WIFE, JOSHLYN D. BROWN

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 10434 PG 457

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	136900.00
CON TX	506.53
PRFEE	1.00
WDEED	8.00
TOTAL	515.53
CHECK	515.53

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 04/30/97 01 1030 0001 5072

02994 36
IDENTIF. ↑ REFERENCE

97 APR 30 AM 10:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1145168