THIS INSTRUMENT PREPARED BY:
Eva M. Lemeh
Lemeh & Associates
4300 Kings Lane
Nashville, TN 37218

BOOK 10449 PG 380

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILL TO:	MAP & PARCEL No.
James H. Brown **1622 Emerald Drive** **Nashville, TN 37218**	**SAME**	**69-15-15**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $18,000.00.

Affiant

Subscribed to and sworn before me this 30th day of April, 1997.

Notary Public

My Commission Expires: March 25, 2000

EVA M. LEMEH NOTARY PUBLIC AT LARGE

FOR AND IN CONSIDERATION of the sum of Eighteen Thousand Dollars ($18,000.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, JAMES HENRY SHERRELL, an unmarried person, and LORENE KELLEY MARSH (a/k/a Lorene Kelley Sherrell), and husband, SAMUEL M. MARSH, signing as the husband of Lorene Kelley Marsh in order to transfer any and all marital and other rights he may have in the property being transferred herein, have this day bargained and sold, and do hereby transfer and convey unto JAMES H. BROWN, a single person, the Grantee herein, his heirs, legal representatives, successors and assigns, certain real estate located in Davidson County, Tennessee, as follows:

> Land in the 13th, formerly the 21st, Civil District of Davidson County, Tennessee, being part of Tract No. 1 on the Plan of the M. W. Brown Farm, not of record and the northeast part of Parcel marker "Reserved" on the Plan of Hydes Ferry Park, Section 2, as of record in Book 2330, page 176, Register's Office for said County, Tennessee, described together according to a survey made by Hickerson-Miller, Engineers, December 14, 1959, as follows:
>
> Beginning at an iron pin on the southeasterly margin of Emerald Drive at the most westerly corner of that part of Tract No. 1, conveyed to James Utley and wife, by deed from Sam J. Chandler, III, of record in Book 2592, page 265, said Register's Office; thence with said Utley's southwestern boundary line, south 46 degrees 15' east 147 feet to an iron pin; thence south 7 degrees west 240 feet to an iron pin, the southeast corner of the property conveyed to Lorensa A. Dennis and wife, by deed from H. A. Vantrease and wife, of record in Book 3027, page 124, said Register's Office; thence with the north easterly line of said Dennis property north 29 degrees 15' west 317.5 feet to the southeasterly margin of Emerald Drive; thence with said Drive northeastwardly 100 feet to the beginning.
>
> Being the same property conveyed to James Henry Sherrell and wife, Lorene Kelly Sherrell, by deed from H. A. Vantrease and wife, Ruth C. Vantrease, of record in Book 3158, page 136, Register's Office for said County. James Henry Sherrell and Lorene Kelly Sherrell have since divorced as evidenced by Final Decree, a certified copy of which is of record in Book 8746, page 567, Register's Office for said County. Lorene Kelly Sherrell is now known as Lorene Kelly Marsh.

This is unimproved real property known as 1624 Emerald Drive, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belongs, to the Grantee, his heirs, legal representatives, successors and assigns forever. We covenant with the said Grantee that we are lawfully seized and possessed of said real estate in fee simple, have good right

to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his heirs, legal representatives, successors and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all gender.

Witness my hand this 25th day of April, 1997.

James Henry Sherrell
JAMES HENRY SHERRELL

Lorene Kelley Marsh
LORENE KELLEY MARSH (a/k/a
Lorene Kelley Sherrell)

Samuel M. Marsh
SAMUEL M. MARSH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES HENRY SHERRELL, the within named 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, Davidson County, Tennessee, this 25th day of April, 1997.

Notary Public

My Commission Expires: March 25, 2000

STATE OF GA)
COUNTY OF Atkosa)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LORENE KELLEY MARSH (a/k/a Lorene Kelley Sherrell), the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Office this 5th day of May, 1997.

Notary Public

My Commission Expires: My Commission Expires Feb. 2, 2001

STATE OF GA)
COUNTY OF Clarke)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SAMUEL M. MARSH, the within named 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 Office this 5 day of May, 1997.

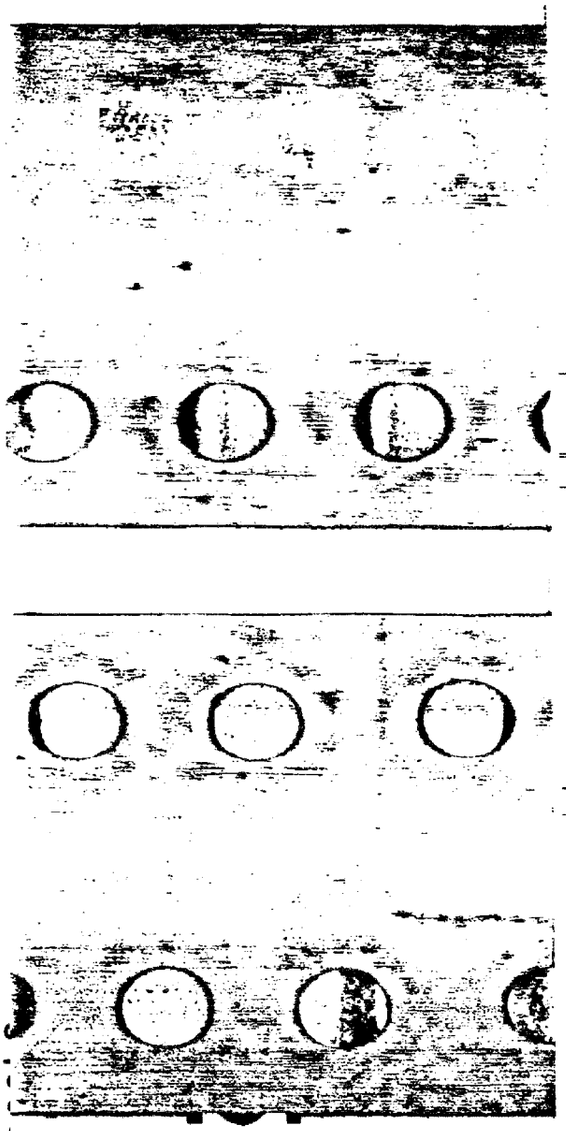
Notary Public

My Commission Expires: My Commission Expires Feb. 2, 2001

9329 05/09/97 01:13PM CHECK 75.60

97 MAY -9 PM 12:46
FELIX A. WILSON REGISTER
DAVIDSON COUNTY, TN.

0303339
IDENTIF. & REFERENCE



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

RECEIVED OF _____

FOR _____

BOOK 10449 PG 382

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	18000.00
CON TX	66.60
PRFEE	1.00
WDEED	8.00
TOTAL	75.60
CHECK	75.60

05/09/97 01 12:49 0001 9329

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0303339
IDENTIF. ↑ REFERENCE

97 MAY -9 PM 12:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1149378