BOOK 10453 PG 624

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Rickey L. Brown and Louan D. Brown
3071 Elm Hill Pike
Nashville, TN 37214

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 119-1
PARCEL 157
6DA-16064

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, John R. Poole Sr., married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Rickey L. Brown and wife, Louan D. Brown, as tenants by the entirety, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING the southerly 1/2 of Lot No. 214 and all of Lot 215 on the Map of Overhill City and W. H. Fox Subdivision of Block 14, 15, 16, 20, 21, 29 and 30 on the Plan of Cumberland Nursuries Subdivision of record in Book 332, Page 21, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to John R. Poole, Sr. , by deed from Marvin W. Moore and wife, Janice Moore of record in Book 8026, Page 692, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Taxes for 1997 have been pro-rated and assumed by Grantee(s).

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

Pearl Augusta Poole joins in the execution of this instrument to convey whatever interest she may have, especially marital rights.

This is improved property known as 2215 Dortch Avenue, Nashville, TN 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Rickey L. Brown and wife, Louan D. Brown, their heirs and assigns, forever; and we, John R. Poole Sr., and wife, Pearl Augusta Poole 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 12th day of May, 1997.

John R Poole SR
John R. Poole Sr.

Pearl Augusta Poole
Pearl Augusta Poole

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named John R. Poole Sr., and Pearl Augusta Poole the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 12th day of May, 1997.

Gene N. Floyd
NOTARY PUBLIC

My Commission Expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 265,000.00.

Lucky S Brown
AFFIANT

Subscribed and sworn to before me this 12th day of May, 1997.

Gene N. Floyd
NOTARY PUBLIC
My Commission Expires: 1/27/2001

0304738
IDENTIFICATION REFERENCE

97 MAY 14 AM 10:33
ELLIA [illegible] REGISTER
DAVIDSON COUNTY, TN.

0847 05/14 0101 CHECK 989.50



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

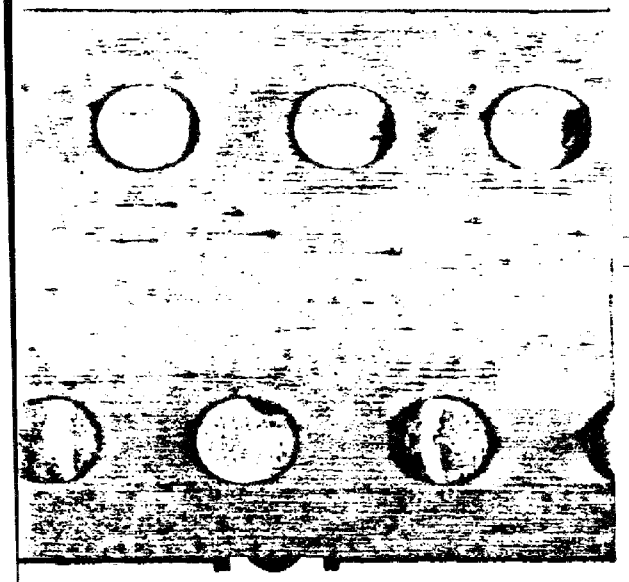
RECEIVED OF _____

FOR _____

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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 265000.00
CON TX 980.50
PRFEE 1.00
WDEED 8.00
TOTAL 989.50
CHECK 989.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/14/97 01 10:37 0001 0647

03047738
IDENTIF. & REFERENCE

97 MAY 14 AM 10:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1150874