WARRANTY DEED

PREPARED BY:

C. PATTERSON CRON
LINCOLN and CRON
Attorney at Law
175 East Main Street
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $24,000.00.

Harvey R. Conn
Affiant

Sworn to and subscribed before me on this the 29th day of May, 1997.

Charles P. Cron
NOTARY PUBLIC
My Commission Expires: 3-27-99

MORTGAGEE:

Address New Owner: Mr. Harvey R. Conn
219 Ryburn Drive
Old Hickory, TN 37138

Send Tax Bills to: Same

Map-Parcel 53-2-105

7901 06/03 0101 03CHECK 97.80

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **WILLIAM S. BROWN, unmarried**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **HARVEY R. CONN**, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 20 on the Plan of Fairway View, Section I, and part of Section II, as of record in Book 4675, Page 55, Registers' Office for Davidson County, Tennessee, described as follows:

SAID Lot No. 20 fronts 90 feet on the Southwesterly side of Ryburn Drive and runs back 154.7 feet on the Northwesterly line and 168.3 feet on the Southeasterly line to a dead line on which it measures 91 feet thereon.

BEING the same property conveyed to WILLIAM S. BROWN by instruments of record in Book 5676, Page 520 and Book 5025, page 15, said Registers' Office.

This is improved property known as 219 Ryburn Drive, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said GRANTEES, their 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, 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 number shall

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

WITNESS (my/our) hand(s) this the 29th day of May, 1997, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

William S. Brown

WILLIAM S. BROWN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, WILLIAM S. BROWN the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, Tennessee, this the 29th day of May, 1997.

Charles P. Cox

NOTARY PUBLIC

STATE OF TENNESSEE CHARLES P. CROW LARGE NOTARY AT

My Commission Expires: March 27, 1999

0311146

IDENTIF. & REFERENCE

97 JUN -3 AM 8:57

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

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

RECEIVED OF _____

FOR _____

BOOK 10476 PG 253

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 24000.00
CON TX 88.80
PRFEE 1.00
WDEED 8.00
TOTAL 97.80
CHECK 97.80

06/03/97 01 08:58 0001 7901

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03111146
IDENTIF. # REFERENCE

97 JUN -3 AM 8:57

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1157837