FILE NO. 35543

FILE BOX "7"

BOOK 10533 PG 378

FORM NO WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 382,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF JULY, 19 97

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LOUIS A. BROWNING et ux	S A M E	103-12-249
(NAME)	(NAME)	
109 Mayfair Road		26W 3345
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (PO 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, WE I, M. SHAW FLIPPEN, JR., Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LOUIS A. BROWNING and wife, GRACE E. BROWNING

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:

LAND in Davidson County, Tennessee, being Lot No. 18 and the south 30 feet of Lot No. 19 of Block "A" on the Plan of Cherokee Park, Section 1, as of record in Book 547, pages 169 and 170, Register's Office for Davidson County, Tennessee.

SAID Lot and part of Lot adjoin and front together 130 feet on the westerly side of Mayfair Road and run back 158 feet, more or less, on the northerly line of said part of Lot No. 19 and 155 feet on the southerly line of said Lot No. 18 to a dead line in the rear, measuring 130.03 feet, more or less, thereon.

BEING the same property conveyed to M. Shaw Flippen, Jr., Unmarried, by Deed from Robert G. Preston, Harriett G. Harty, Thomas R. Griffith, Edward F. Kirkpatrick, James R. Kirkpatrick, Kelly Jo Kirkpatrick Ogletree, Kemp Ramsay Grigsby, Polly Grigsby Miller, and Thomas R. Grigsby, Jr., all as Heirs of Amanda Lee Grigsby, of record in Book 10031, Page 275, Register's Office for Davidson County, Tennessee.

This is unimproved / X improved property known as 109 Mayfair Road, Nashville, Tennessee 37205
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, 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 hand this 15th day of July, 19 97

M. Shaw Flippen, Jr.

M. SHAW FLIPPEN, JR.

STATE OF TENNESSEE }
Davidson County }

BOOK 10533 PG 379

THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named M. SHAW FLIPPEN, JR., Unmarried

the 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, Tennessee, this _____ day of July, 97

_____ Notary Public

Commission Expires 11/28/98

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

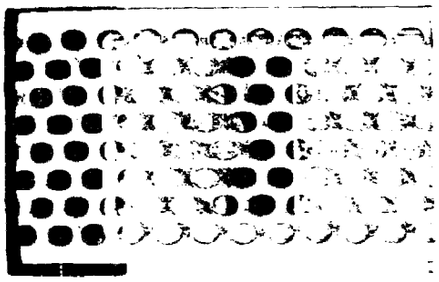
0327537

IDENTIFICATION REFERENCE

97 JUL 17 PM 2:34

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

5883 07/17 0101 CHECK 1424-25



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

RECEIVED OF _____

FOR _____

BOOK 10533 PG 380

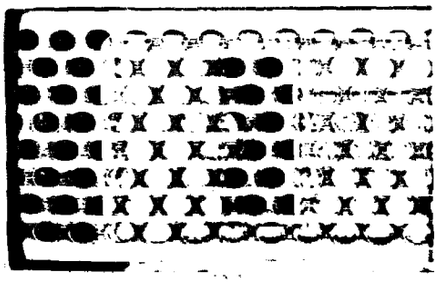
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAmT
3,0250+.00
CON TX 1+15.25
PRFEE 1.00
MTGFEE 8.00
TOTAL 1424.25
CHECK 1424.25

07/17/97 01 14:33 0001 5883

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0327537
IDENTIF. & REFERENCE

97 JUL 17 PM 2:34
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1175592