BOX 19B
97-7-26A

BOOK 10537 PG 22

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 60,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
18th DAY OF July 19 97

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM L. MARPLE, JR.	"NEW OWNERS"	MAP 083-04
(NAME)	(NAME)	
406 Rosebank Avenue		PARCEL 199
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		FB #15DA-50663
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, DORIS C. BRUNDAGE, A WIDOW, NOW UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM L. MARPLE, JR. AND WIFE, AUDREY J. MARPLE

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 part of Lot No. 52 on the Plan of Brownsville, as of record in Book 21, Page 9, Register's Office for Davidson County, Tennessee, and being described as follows:

BEGINNING in the center of Rosebank Avenue, formerly Division Street, at a point 254.75 feet East of the center line of Johnson Sreet; thence, with said Avenue, eastwardly 55.0 feet to a point at the Southwest corner of the property conveyed to George Stegall and wife, by Deed from LeGraff and wife, of record in Book 1274, Page 54, Register's Office for Davidson County, Tennessee; thence, in a northerly direction along said Stegall's West line, 182.0 feet to a point; thence, westwardly 55.0 feet to a point; thence, southwardly 182.0 feet to the point of BEGINNING.

BEING the same property conveyed to Julian A. Brundage and wife, Doris C. Brundage, by Deed from Connecticut National Bank, of record in Book 8429, Page 722, Register's Office for Davidson County, Tennessee. The said Julian A. Brundage having since died. The Deed from Connecticut National Bank to Julian A. Brundage and wife, Doris C. Brundage, of record aforesaid, correctly described the subject property, but incorrectly showed the property as Lot No. 5 instead of the correct Lot No. 52. The herein Warranty Deed corrects any discrepancies in the previous conveyance.

CONTINUED

unimproved ( )
This is improved (X) property, known as 406 Rosebank Avenue, Nashville, TN 37206
(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 18th day of July 1997

DORIS C. BRUNDAGE
By: Doris C. Brundage by Jimmy E. Allen Jr.
Jimmy E. Allen, Jr., Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

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

and _____ with whom I am personally acquainted and who upon_____ oath(s) acknowledged _____to be the _____

and _____ respectively of the _____

the within named bargainor, and corporation, and that _____ as such _____

and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____

as such _____, and attesting the same by the said _____

as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ 19_____ .

My commission expires _____ _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 18th day of July, 1997, before me personally appeared JIMMY E. ALLEN, JR., to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of DORIS C. BRUNDAGE, and acknowledged that he executed the same as the free act and deed of the said DORIS C. BRUNDAGE.

My Commission Expires: 7/24/99

Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

LEGAL DESCRIPTION CONTINUATION

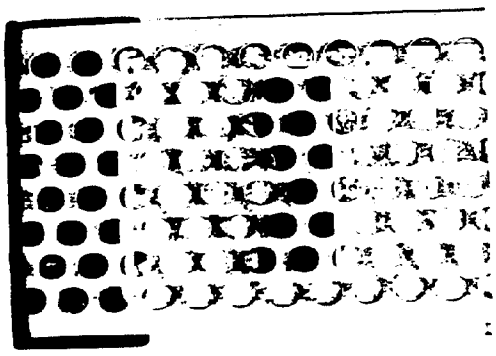
THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of DORIS C. BRUNDAGE pursuant to a Power of Attorney executed by same on the 11th day of July, 1997, and being filed for record simultaneously herewith.

97 JUL 21 PM 2:57

7120 07/21 0101 0-[illegible]

DCTN01WC



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

RECEIVED OF _____

FOR _____

BOOK 10537 PG 24

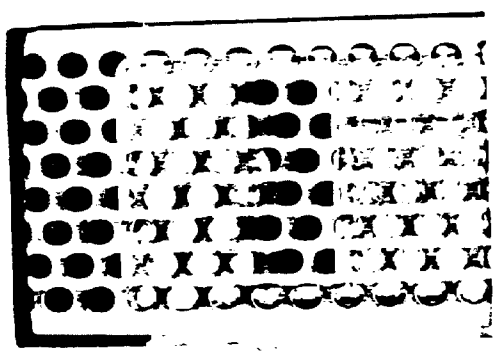
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

LAMT 60500.00
CON TA 225.85
PRFEE 1.00
WDEED 0.00
TOTAL 232.85
CHECK 232.85

07/21/97 01 14:58 0101 7126

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0328695

IDENTIFICATION

97 JUL 21 PM 2:57

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 1176815