BK/VOL. 10658 PG 650 Box 23 (MSH)

97 OCT 27 AM 10:27

0362743

IDENTIFICATION REFERENCE

THIS INSTRUMENT PREPARED BY:
Kenneth P. Ezell, Jr.
BAKER, DONELSON, BEARMAN & CALDWELL
A Professional Corporation
511 Union Street, Suite 1700
Nashville, Tennessee 37219

Address New Owner as follows:	Send Tax Bills To:	Map-Parcel No.
Tony Brown, Trustee	1016 17th Ave. South	Map 145-4
1002 Tyne Boulevard	Suite 1	Parcel 17
Nashville, Tennessee 37220	Nashville, TN 37212	

3882 10/27 0101 03CHECK 1493.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Affiant

Subscribed and sworn to before me this the 27th day of October, 1997.

MARILYN HYDE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 1-27-2001

My Commission Expires JAN 27, 2001

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Billy R. Thompson and wife, Sharon F. Thompson**, hereinafter called "Grantors," have bargained and sold, and by these presents do transfer and convey unto **Tony Ersic Brown as Trustee of the Tony Ersic Brown Living Trust dated 11/3/93**, hereinafter called "Grantee," his successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

(SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN)

Said property is transferred subject to the limitations, restrictions and encumbrances set forth on Exhibit A.

This is unimproved property known as 1002 Tyne Boulevard, Nashville, Tennessee 37220.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his successors and assigns, forever.

And Grantors do covenant with the said Grantee that they 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 Grantors do further covenant and bind themselves, their successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors 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 this 27th day of October, 1997.

Billy R. Thompson

Sharon F. Thompson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **Billy R. Thompson and wife, Sharon F. Thompson,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within named instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 27th day of October, 1997.

Notary Public

My Commission Expires:

1-27-2001

MARILYN HYDE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN 27, 2001

EXHIBIT A

PROPERTY DESCRIPTION

A certain parcel of real property located at 1002 Tyne Boulevard in the 33rd Council District of Nashville, Davidson County, Tennessee, also known as lot 6 on the unrecorded plat of the First Addition to Lealand Manor a part of Overton Lea Estates, and being further described according to a survey by Walter Davidson, Tennessee Land Surveyor No. 1467, Walter Davidson and Associates dated November 20, 1996, and last revised October 6, 1997, as follows:

Beginning on an iron rod in the northern margin of Tyne Boulevard said iron rod also being the western end of the return radius with the western margin of Lealand Lane; thence with said margin of Tyne Boulevard around a curve to the left through a central angle of 01 degrees 58 minutes 32 seconds an arc distance of 258.81 feet, a chord bearing of North 82 degrees 22 minutes 24 seconds West, a distance of 258.80 feet to an iron rod at the common line with the property belonging to James Cary Stroud as of record in Book 8422, Page 964, Register's Office for Davidson County, Tennessee; thence with said common line North 02 degrees 29 minutes 00 seconds East, a distance of 450.60 feet to an iron rod in the common line with Mr. & Mrs. John A. Hageman as of record in Book 3947, Page 424, Register's Office for Davidson County, Tennessee; thence with said common line South 82 degrees 02 minutes 44 seconds East a distance of 273.00 feet to an iron rod the western margin of Lealand Lane; thence with said margin of Lealand Lane South 01 degrees 25 minutes 39 seconds West a distance of 427.53 feet to an iron rod; thence around a curve to the right through a central angle of 96 degrees 32 minutes 05 seconds an arc distance of 33.70 feet a chord bearing of South 49 degrees 36 minutes 08 seconds West a distance of 29.85 feet to a point to the Point of Beginning containing 123,796.8114 square feet or 2.8420, acres more or less.

Being the same property conveyed to Billy R. Thompson and wife, Sharon F. Thompson, by Substitute Trustee's Deed from Robert M. Wilson, Jr., Substitute Trustee, of record in Book 10237, page 703, Register's Office for Davidson County, Tennessee.

THE ABOVE DESCRIBED PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING:

1. Metropolitan Government and Davidson County Real Property Taxes for 1998 and subsequent years.

2. Matters as shown on the Plat of a part of Overton Lea Estates, Lealand Manor, First Addition, not of record as follows:

   (a) 100' Minimum Building Setback line from Tyne Boulevard.
   (b) 30' Minimum Building Setback line from Lealand Lane.
   (c) 10' public utility easement.

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

RECEIVED OF _____

FOR _____

BOOK 10658 PG 653

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 400000.00
CON TX 1480.00
PRFEE 1.00
WDEED 12.00
TOTAL 1493.00
CHECK 1493.00

10/27/97 01 10:27 0001 3882

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0362743
IDENTIF. & REFERENCE

97 OCT 27 AM 10:27

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1213131