BOX 25-B

THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, TN 37238-1545

WARRANTY DEED

10748 848

State of Tennessee)
County of Davidson)

The actual consideration of value, whichever is greater, for this transfer is $30,000.00.

Affiant

Sworn to and subscribed before me this 5 day of January, 1998.

NOTARY PUBLIC

My Commission Expires: 9-26-98

ADDRESS - NEW OWNER
Roger C. Brown
221 Harpeth Hills Dr.
Kingston Springs, TN 37082

SEND TAX BILLS TO:
Same

MAP/PARCEL NUMBER:
Map 141
Part of Parcel 20

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Frances Brown Rogers, Dorothy Brown Carver, Philip L. Brown, Jr., Jane Brown Jones and Roger C. Brown, devisees under the will of Sallie H. Brown, deceased**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Roger C. Brown**, hereinafter called "Grantee", his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

SEE LEGAL DESCRIPTION ATTACHED

This conveyance subject to:

25 foot public utility easement across the southwest portion of property.

25 foot utility easement running parallel with McCrory Lane.

Portions of this property may be subject to possible flooding in the future.

98 JAN -7 AM 8:08
REGISTER
DAVIDSON CO. TN.

IDENTIFICATION REFERENCE

This is property known as Tract 15, the Sallie H. Brown Property, McCrory Lane, Nashville, TN 37221.

covenant with the said Grantee that we 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 Grantor does further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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 5 day of January, 1998.

Frances Brown Rogers
FRANCES BROWN ROGERS

Dorothy Brown Carver
DOROTHY BROWN CARVER

Philip L. Brown Jr.
PHILIP L. BROWN

Jane Brown Jones
JANE BROWN JONES

Roger C. Brown
ROGER C. BROWN

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, **Frances Brown Rogers, Dorothy Brown Rogers, Philip L. Brown, Jane Brown Jones, and Roger C. Brown**, the Bargainers, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 5 day of January, 1998.

NOTARY PUBLIC

My Commission Expires: 9-24-98

LEGAL DESCRIPTION

BK/10748/PG850

TRACT FIFTEEN

Land lying in the 9th Civil District of Davidson County, Tennessee, being a portion of the Sally H. Brown property as described in Volume 4056, Page 674 in the Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron rod found in the east margin of McCrory Lane located North 18 degrees, 34 minutes, 56 seconds West 2141.32 feet from a P.K. nail at the centerline point of intersection of Russell Road with McCrory Lane, and continuing thence with the road on a curve to the right having a radius of 850.29 feet, a delta angle of 15 degrees, 41 minutes, 18 seconds, a length of 232.82 feet, a tangent of 117.14 feet, and a chord bearing and distance of North 17 degrees, 16 minutes, 17 seconds West 232.09 feet to the point of curvature, thence North 9 degrees, 25 minutes, 38 seconds West 262.37 feet to the point of tangency, thence on a curve to the left having a radius of 352.69 feet, a delta angle of 15 degrees, 21 minutes, 56 seconds, a length of 94.58 feet, a tangent of 47.58 feet, and a chord bearing and distance of North 17 degrees, 00 minutes, 40 seconds West 94.30 feet to an iron rod set, thence North 14 degrees, 14 minutes, 32 seconds West 200.11 feet to an iron rod set, thence North 39 degrees, 00 minutes, 59 seconds East 264.88 feet to a walnut tree on the west edge of an old road bed, thence North 77 degrees, 31 minutes, 53 seconds East 336.34 feet to an iron rod set, thence North 77 degrees, 31 minutes, 53 seconds East 56.10 feet to a point in the Harpeth River, thence up the river South 15 degrees, 13 minutes, 20 seconds East 195.31 feet to a point, thence leaving the waters of the Harpeth River South 5 degrees, 43 minutes, 26 seconds West 145.00 feet to an iron rod found in the west boundary line of the Philip Brown, Jr. property, thence with Brown's west line South 5 degrees, 43 minutes, 26 seconds West 773.45 feet to an iron rod set, thence North 81 degrees, 37 minutes, 48 seconds West 324.37 feet to the point of beginning, containing 11.088 acres more or less, and being designated as Tract Fifteen on a survey by Michael G. Abernathy, drawing no. 1402015N.

Being a part of the same property conveyed unto Sallie Hutton Brown by deed from Roger H. Hutton and W. D. Hutton, of record in Book 4056, page 674, Register's Office for Davidson County, Tennessee, the said Sallie Hutton Brown, a/k/a Sallie H. Brown having since died and devised said property to Frances Brown Rogers, Dorothy Brown Carver, Philip L. Brown, Jr., Jane Brown Jones and Roger C. Brown by will of record in Will Book 207, page 176, Probate Clerks's Office for Davidson County, Tennessee.

9184 01/07 0101 03CHECK 124.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

PAID 1074 3 PG 851

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	37000.00
CON TX	111.00
PRFEE	1.00
WDEED	12.00
TOTAL	124.00
CHECK	124.00

01/07/98 01 08:11 0001 9184

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0387512

IDENTIFICATION REFERENCE

98 JAN -7 AM 8:08

REGISTER
DAVIDSON COUNTY, TN.

No. 1239859