BOX 25-B

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

BOOK 10748 PG 864

98 JAN -7 AM 8:10
REGISTER
DAVIDSON CO. TN.

IDENTIFICATION REFERENCE
03875 16

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration of value, whichever is greater, for this transfer is $67,500.00

Roger C Brown
Affiant

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

Robert F Spann
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:

Easement for electrical service line as shown on survey;

Public utility easement to Harpeth Valley Utility District.

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

9188 01/07 0101 03CHECK 262.75

This is property known as Tract 10, the Sallie H. Brown Property, McCrory Lane, Nashville, TN 37221.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, their heirs and assigns forever; and Grantor does 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: 9-26-98

LEGAL DESCRIPTION

TRACT TEN

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 set in the east margin of McCrory Lane located North 27 degrees, 21 minutes, 18 seconds West 4149.97 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 left having a radius of 889.38 feet, a delta angle of 10 degrees, 03 minutes, 26 seconds, a length of 156.11 feet, a tangent of 78.26 feet, a chord bearing and distance of North 35 degrees, 27 minutes, 18 seconds West 155.91 feet to an iron rod set, thence leaving the road North 30 degrees, 29 minutes, 53 seconds East 521.57 feet to an iron rod set, thence North 32 degrees, 30 minutes, 37 seconds East 188.47 feet to an iron rod set, thence North 82 degrees, 33 minutes, 03 seconds East 280.26 feet to an iron rod set, thence North 79 degrees, 32 minutes, 06 seconds East 511.33 feet to an iron rod set, thence South 48 degrees, 15 minutes, 46 seconds East 341.99 feet to an iron rod set, thence South 24 degrees, 16 minutes, 48 seconds East 272.01 feet to an iron rod set, thence South 39 degrees, 41 minutes, 04 seconds East 83.53 feet to an iron rod set, thence North 76 degrees, 57 minutes, 34 seconds East 88.53 feet to an iron rod set, thence North 76 degrees, 57 minutes, 34 seconds East 83.55 feet to a point in the Harpeth River, thence up the river South 6 degrees, 03 minutes, 56 seconds West 212.50 feet to a point, thence leaving the waters of the Harpeth River North 67 degrees, 03 minutes, 35 seconds West 67.95 feet to an iron rod set, thence North 67 degrees, 03 minutes, 35 seconds West 733.99 feet to an iron rod set, thence South 87 degrees, 13 minutes, 48 seconds West 642.30 feet to an iron rod set, thence South 29 degrees, 08 minutes, 15 seconds West 496.55 feet to the point of beginning, containing 12.066 acres more or less, and being designated as Tract Ten 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.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10748 PG 867

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 67500.00
CON TX 249.75
PRFEE 1.00
WDEED 12.00
TOTAL 262.75
CHECK 262.75

01/07/98 01 08:14 0001 9188

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0387516
IDENTIFICATION REFERENCE

98 JAN -7 AM 8:10

REGISTER
DAVIDSON COUNTY, TN.

No. 1239863