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

BOOK 10754 PG 511

State of Tennessee)
County of Davidson)

The actual consideration of value, whichever is greater, for this transfer is **$32,000.00**.

X _____
Affiant

Sworn to and subscribed before me this 9 day of January, 1998.

_____
NOTARY PUBLIC

My Commission Expires: 9-16-98

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Cynthia Ann Brown	Same	Map 141
1410r Wyndchase		Part of Parcel 20
Franklin, TN 37067		

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 **Cynthia Ann Brown**, hereinafter called "Grantee", her 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 to Harpeth Valley Utility District.

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

This is property known as Tract 12, the Sallie H. Brown Property, McCrory Lane, Nashville, TN 37221.

0389159
IDENTIF. & REFERENCE

98 JAN 12 AM 10:39

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

098 01/12 0101 03CHECK 131.40

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 9 day of January, 1998.

Frances Brown Rogers — Dorothy Brown Carver

FRANCES BROWN ROGERS **DOROTHY BROWN CARVER**

Philip L. Brown Jr. — Jane Brown Jones

PHILIP L. BROWN **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 9 day of January, 1998.

NOTARY PUBLIC

My Commission Expires: 9.26.98

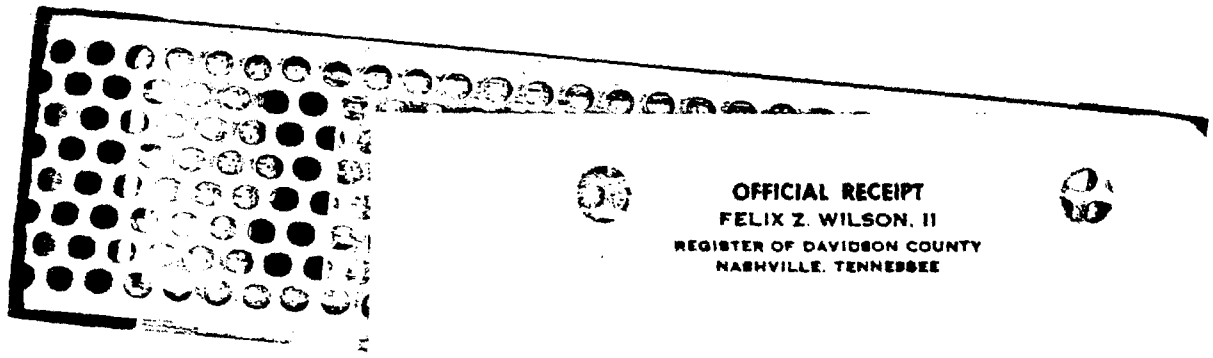
LEGAL DESCRIPTION

TRACT TWELVE

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, 46 minutes, 11 seconds West 3772.22 feet from a P.K. nail at the centerline point of intersection of Russell Road with McCrory Lane, and continuing thence with the road North 20 degrees, 53 minutes, 59 seconds West 195.65 feet to an iron rod set, thence leaving the road North 29 degrees, 08 minutes, 01 seconds East 459.99 feet to an iron rod set, thence North 87 degrees, 12 minutes, 57 seconds East 625.96 feet to an iron rod set, thence South 66 degrees, 58 minutes, 40 seconds East 684.48 feet to an iron rod set, thence South 66 degrees, 58 minutes, 40 seconds East 45.68 feet to a point in the Harpeth River, thence up the river South 10 degrees, 06 minutes, 42 seconds West 166.71 feet to a point, thence leaving the waters of the Harpeth River North 66 degrees, 47 minutes, 41 seconds West 62.30 feet to an iron rod set, thence North 66 degrees, 47 minutes, 41 seconds West 105.74 feet to an iron rod set at the top of the bluff, thence North 67 degrees, 12 minutes, 37 seconds West 480.02 feet to an iron rod set, thence South 87 degrees, 10 minutes, 49 seconds West 609.98 feet to an iron rod set, thence South 29 degrees, 07 minutes, 38 seconds West 443.53 feet to the point of beginning, containing 6.964 acres more or less, and being designated as Tract Twelve 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

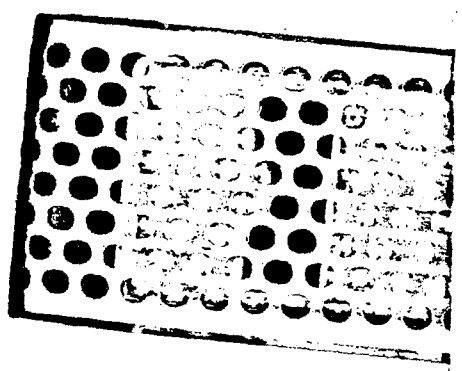
RECEIVED OF _____

FOR _____

Book 10754 Pg 514

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 32000.00
CON TX 118.40
PRFEE 1.00
UREFI 12.00
TOTAL 131.40
CHECK 131.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/12/98 01 10:45 0001 0987

0389159
IDENTIF. & REFERENCE

98 JAN 12 AM 10:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1241647