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

State of)
County of Davidson)

The actual consideration of value, whichever is greater, for this transfer is $17,500.00.

X. Philip L. Brown Jr.
Affiant

Sworn to and subscribed before me this 21 day of January, 1998.

NOTARY PUBLIC

My Commission Expires: 9-26-99

10764 481

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Philip L. Brown, Jr.	Same	Map 141
5544 McCrory Lane		Part of Parcel 20
Nashville, TN 37221		

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 **Philip L. Brown, Jr.**, 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;

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

25-foot utility easement to Harpeth Utilities.

0392212
IDENTIF. ↑ REFERENCE

98 JAN 22 AM 7:59
ELLIA ... WILSON REGISTER
DAVIDSON COUNTY, TN.

This is property known as Tract 9, the Sallie H. Brown Property, McCrory Lane, Nashville, TN 37221.

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 21 day of Jan, 1998.

FRANCES BROWN ROGERS

DOROTHY BROWN CARVER

PHILIP L. BROWN

JANE BROWN JONES

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 21 day of Jan, 1998.

NOTARY PUBLIC

My Commission Expires: 9-16-98

LEGAL DESCRIPTION

TRACT NINE

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, 38 minutes, 51 seconds West 4304.38 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 13 degrees, 17 minutes, 34 seconds, a length of 206.34 feet, a tangent of 103.64 feet, a chord bearing and distance of North 47 degrees, 07 minutes, 48 seconds West 205.88 feet to an iron rod set, thence leaving the road North 37 degrees, 18 minutes, 09 seconds East 223.85 feet to an iron rod set, thence on a curve to the left having a radius of 690.14 feet, a delta angle of 19 degrees, 34 minutes, 8 seconds, a length of 235.71 feet, a tangent of 119.01 feet, and a chord bearing and distance of North 27 degrees, 31 minutes, 05 seconds East 234.57 feet to an iron rod set, thence North 17 degrees, 45 minutes, 39 seconds East 112.72 feet to an iron rod set, thence North 54 degrees, 28 minutes, 09 seconds East 861.58 feet to an iron rod set, thence South 18 degrees, 31 minutes, 33 seconds East 125.10 feet to an 8 inch diameter cedar tree, thence South 24 degrees, 48 minutes, 19 seconds East 90.37 feet to an iron rod set, thence South 48 degrees, 53 minutes, 03 seconds East 117.20 feet to a wooden fence corner post, thence South 62 degrees, 48 minutes, 01 seconds East 96.80 feet to an iron rod set, thence South 41 degrees, 27 minutes, 13 seconds East 99.65 feet to an iron rod set, thence South 79 degrees, 32 minutes, 06 seconds West 511.33 feet to an iron rod set, thence South 82 degrees, 33 minutes, 03 seconds West 280.26 feet to an iron rod set, thence South 32 degrees, 30 minutes, 37 seconds West 188.47 feet to an iron rod set, thence South 30 degrees, 29 minutes, 53 seconds West 521.57 feet to the point of beginning, containing 8.046 acres more or less, and being designated as Tract Nine 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.

4313 01/22 0101 03CHECK 188.75

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10764 PG 484

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	47500.00
CON TX	175.75
PRFEE	1.00
WDEED	12.00
TOTAL	188.75
CHECK	188.75

~~01/22/98 01 08:04 0001 4313~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03922 12
IDENTIF. & REFERENCE

98 JAN 22 AM 7:59

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1244932