WARRANTY DEED

BK 10806 PG 152

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF February 19 98

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles S. Brown (NAME)	First Trust Mortgage Company (NAME)	MAP 86-16
4433-4435 Gina Brook Drive (ADDRESS)	6525 Quail Hollow Road Ste. 300 (ADDRESS)	PARCEL 56
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Memphis, Tennessee 38120 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Edwin Herrold and wife, Mary Herrold

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles S. Brown and wife, Joshlyn D. Brown

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 137 on the Plan of Valley Brooke Subdivision, of record in Book 5800, page 74, Register's Office for Davidson County, Tennessee, to which plan refernce is made for a more complete and accurate legal description.

Being the same property conveyed to Edwin Herrold and wife, Mary Herrold by deed from Jack Kemp, Secretary of Housing and Urban Development of Washington, D. C. of record in Book 8572, page 349, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:
Restrictive covenants contained in an instrument of record in Book 5903, page 668, Register's Office for Davidson County, Tennessee.

Plan of record in Book 5800, page 74, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

Taxes for the year 1998 and subsequent years, a lien, but not yet due and payable.

unimproved ( )
This is improved (X) property, known as 4433-4435 Gina Brook Drive, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 our hand s this 20th day of February 19 98

Edwin Herrold

Edwin Herrold

Mary Herrold

Mary Herrold

98 FEB 20 AM 9:31

0403965

MAIL EN

BOOK 10806 PG 153

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edwin Herrold and wife, Mary Herrold

the bargainor s, 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 at Franklin, Tennessee, this 20th day of February, 19 98.

Commission expires 9-11-2001

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

6898 02/24 0101 03CHECK 280.60

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10806 PG 154

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 68000.00
CON TX 251.60
PRFEE 1.00
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK B.00
TOTAL 260.60
CHECK 260.60

02/24/98 01 09:30 0001 6898

0403965
IDENTIFICATION REFERENCE

98 FEB 24 AM 9:32

DAVIDSON COUNTY TN

No. 1257376