BOOK 10849 PG 260

Box 50-B

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 513,130.00

Affiant

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

R.L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: Sept 23, 2000
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard L. Brown (NAME)	SunTrust Bank, Nashville, N.A. (NAME)	MAP 117-5
3434 Hampton Avenue (ADDRESS)	P.O. Box 305110 (ADDRESS)	PARCEL 84
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	Nashville, TN 37230 (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, Clay M. Whitson and wife, Jeanette James Whitson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard L. Brown and wife, Rebecca 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:

A certain tract or parcel of land situated in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 4 on the unrecorded Plan showing Subdivision of the South part of a 6.28 acre tract on the North side of Hampton Avenue, described according to a survey of W. B. Southgate, Surveyor, dated June 23, 1941, as follows:

Beginning in the northerly margin of Hampton Avenue at the southeast corner of Lot No. 3 on said Plan; thence with the northerly margin of Hampton Avenue, eastwardly 100 feet, to a westerly line of the Hampton tract and a fence; thence with the westerly line of said tract, northerly 9 1/2 deg. West 288 feet, to a point; thence westwardly with a fence, south 85 deg. West 93 feet, to the northeast corner of Lot No. 3; thence with the easterly line of Lot No. 3, 279 feet, to the beginning.

Being the same property conveyed to Clay M. Whitson and spouse, Jeannette James Whitson, by deed from Steve A. Gibson and spouse, Sherrie D. C. Gibson, of record in Book 9953, page 534, said Register's Office.

04153671

RECEIVED FOR RECORD & REFERENCE
DAVIDSON COUNTY, TENN.
98 MAR 23 AM 11:28

unimproved ( )
This is improved (X) property, known as 3434 Hampton Avenue, Nashville, Tennessee 37215
(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 19th day of March, 19 98

Clay M. Whitson

Jeanette James Whitson

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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 Clay M. Whitson and wife, Jeanette James Whitson

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 Nashville, Tennessee, this 19th day of March, 19 98.

Commission expires Sept 23 2001

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 _____

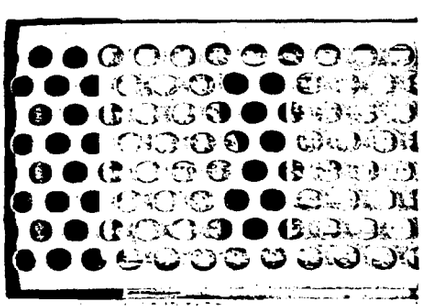
Notary Public

9219 03/23 0101 03CHECK 1907-5

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

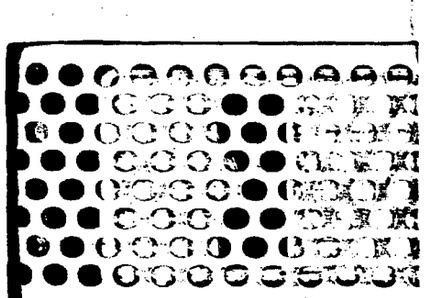
BOOK 10849 PG 262

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
513130.00
CON TX 1898.58
PRFEE 1.00
[illegible] 8.00
TOTAL 1907.58
CHECK 1907.58
03/23/98 01 11:26 0001 9219

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



04153671
IDENTIF. & REFERENCE
98 MAR 23 AM 11:27
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1269557