THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

BOOK 10874 PG 418

OUR FILE NUMBER: 7004

MAP/GROUP/PARCEL
042-01-0/045.00

NEW OWNER'S NAME AND ADDRESS:
James M. Brown, Cynthia L. Brown and
Maxine C. Brown
1031 Nesbitt Drive
Nashville, Tennessee 37207

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, I, Becky C. Woodfin, unmarried, hereinafter called Grantor, do hereby transfer and convey unto James M. Brown and wife, Cynthia L. Brown and Maxine C. Brown, unmarried, their heirs and assigns, hereinafter called Grantees, property described as follows:

SEE Exhibit A attached hereto and made a part hereof.

The subject property is improved property commonly known as 1031 Nesbitt Drive, Nashville, Tennessee.

BEING the same property conveyed to grantor herein by deed of record in Book 9108, Page 880, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with grantees that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Becky C. Woodfin

Becky C. Woodfin

042120
IDENTIF. & REFERENCE

98 APR -6 PM 1:51
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

$381.04/06 0101 90/40 TAES

EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 51 on the Plan of Ozard Kills, as of record in Book 3700, Page 20, Register's Office for Davidson County, Tennessee, as amended by an instrument recorded in Book 4181, Page 562, said Register's Office.

SAID Lot No. 51 fronts 115 feet on the southerly side of Nesbitt Drive and extends back 365.3 feet on the westerly line and 333.09 feet on the easterly line to a line in the rear on which it measures 119.8 feet thereon.

THIS conveyance is made subject to the following:

1. 1993 Metro Davidson County taxes.

2. Restrictions of record in Book 3920, Page 37, Register's Office of Davidson County, Tennessee.

3. The plan of record in Book 3700, Page 20, said Register's Office shows a 60 foot minimum building setback line from Nesbitt Drive, a 10 foot easement for public utilities and drainage along the rear lot line, and a 2.5 x 30 foot utility anchor easement at both front corners of lot.

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STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Becky C. Woodfin, with whom I am personally acquainted, and made oath that she executed the foregoing instrument as her free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 12th day of March, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/3/02

SHELTON HATCHER NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $148,000.00.

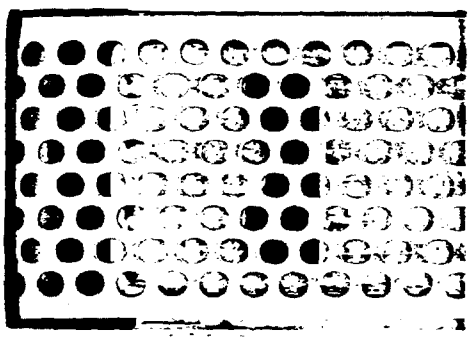
James Michael Brown
AFFIANT

Sworn to and subscribed before me, this the 12th day of March, 1998.

NOTARY PUBLIC

My Commission Expires: 2/3/02

NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

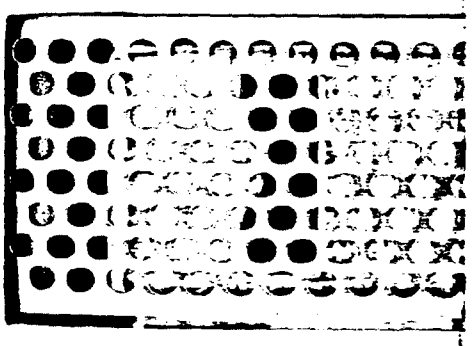
RECEIVED OF _____

FOR _____

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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



DAMT
145000.00
CON TX 347.60
PRFEE 1.00
WDEED 12.00
TOTAL 560.60
CHECK 560.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0422120
IDENTIF. ↑ REFERENCE

98 APR -6 PM 1:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1276623