OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

BOOK 10883 PG 56

STATE OF TENNESSEE)
COUNTY OF)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 5,000.00

Ed Brown
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 29th DAY OF December, 1997.

James A. Harris
NOTARY PUBLIC

My Commission expires: 11-27-98

THIS INSTRUMENT PREPARED BY

Spiller Campbell, Jr., Attorney, 504 Stahlman Bldg., 211 Union St., Nashville, TN 37201
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Ed Brown Builders, Incorporated (NAME)	same as to the left (NAME)	Map 82-4
820 W. Greenwood, (ADDRESS)	(ADDRESS)	Parcel 172
Nashville, Tenn. 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

mail

Warranty Deed

For and in Consideration of the sum of $ 10.00 (Ten Dollars) cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we
Ed Brown and wife, Irina Brown,

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto
Edward Brown Builders, Incorporated,

hereinafter called the **GRANTEE**, its successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows, to wit:
Being Lot No. 52 on the plan of Thornby Place, of record in Book 332, Page 3, Register's Office for said County.

Said Lot No. 52 fronts 50 feet on the southerly margin of West Greenwood Avenue, formerly Edgar Avenue, and extends back between parallel line, 145 feet to an alley.

Being the same property conveyed to Ed Brown and wife, Irina Brown or Irene Brown, by deed from James Michael Wingo, of record in Book 10644, Page 334, Register's office for Davidson County, Tennessee.

Note: The deed to the wife of Ed Brown, Irene Brown, was misspelled Irina Brown.

0424558

98 APR 13 P1:12:54

IDENTIFICATION REFERENCE

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

3037 04/13 0101 03CHECK 27.50

unimproved (X)
This is improved ( ) property, known as 818 West Greenwood Ave., Nashville, Tennessee
(House Number) (Street) (City) (State) (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 GRANTEE, its successors and assigns, forever. We do covenant with said GRANTEE: 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 hands this 29th day of December, 1997.

Irene A. Brown
Irene (Irina) Brown

Ed Brown
Ed Brown

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 10883 PG 57

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Ed Brown and wife, Irene Brown who was inadvertently named as Irina in the deed as a grantee, _____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 29 day of December, 19 97.

My Commission expires:
11-27-99

James R. Crowley
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

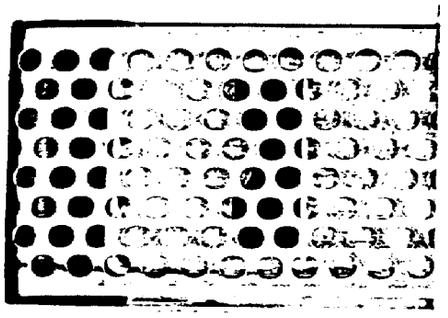
STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public



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

RECEIVED OF _____

FOR _____

BOOK 10883 PG 58

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

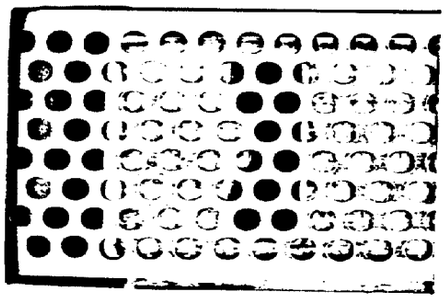
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 5000.00
CON TX 18.50
PRFEE 1.00
WDEED 8.00
TOTAL 27.50
CHECK 27.50

04/13/98 01 12:54 0001 3037

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0424558
IDENTIF. & REFERENCE
98 APR 13 PM 12:54

REGISTER
DAVIDSON COUNTY, TN

No. 1279205