BOOK 10923 PG 652

98 MAY -8 AM 11:35

0435693

THIS INSTRUMENT PREPARED BY:
Sullivan F. Marsden (#13593)
WESTLAKE & MARSDEN, P.C.
SunTrust Center
424 Church Street, Suite 1400
Nashville, TN 37219
(615) 726-3400

PICK-UP

WARRANTY DEED

New Owner/Address	Send Tax Bills To:	Map-Parcel Numbers
Robert K. Browning 1503 Dallas Nashville, TN 37212	Same	92-8-71

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Forty Thousand & 00/100 Dollars ($ 40000.00).

AFFIANT

NOTARY PUBLIC

4903 05/08 0101 03CHECK 157.00

My Commission Expires: 3-27-99

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, TERESA A. OTEN, EXECUTRIX OF THE ESTATE OF BUIST THOMPSON (referred to as "GRANTOR"), has bargained and sold, and by these presents does hereby convey unto ROBERT K. BROWNING ("GRANTEE"), his successors and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, and described as follows:

Being Lot No. 134 on the Plan of Samuel Watkin's Estate of record in Book 57, page 134, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 134 fronts 50 feet on the northerly side of Jo Johnston Avenue, formerly Line Street, and runs back between parallel lines with the easterly margin of 14th Avenue North, formerly, Watkins Street, 177 feet to an alley.

Being the same property conveyed to Buist Thompson, by deed from Georgia W. King, of record in Book 8208, page 989, said Register's Office.

The aforespecified Buist Thompson died July 28, 1994 and in his will named Teresa A. Oten executrix of his estate. She was duly appointed and the will authorized her to convey real estate.

This is improved commercial, not residential, property known as 1314 Jo Johnston Avenue, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid property with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever.

And the GRANTOR does covenant with the GRANTEE that she is lawfully seized and possessed of the land in fee simple, has a good and lawful right to convey it, and warrants that the property is unencumbered.

And the GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the land to the GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 7th day of May, 1998.

Teresa A. Oten, Executrix

TERESA A. OTEN, Executrix of the
Estate of Buist Thompson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

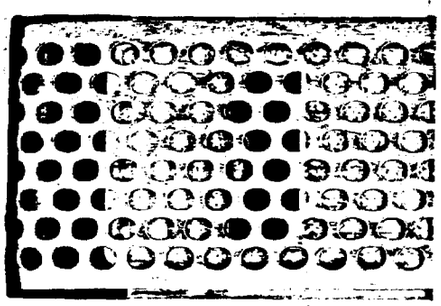
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named TERESA A. OTEN, Executrix of the Estate of Buist Thompson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 7th day of May, 1998.

NOTARY PUBLIC

My Commission Expires: 3-27-99

D:\WP\SFM\1933.01\WARRANTY.DED



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

RECEIVED OF _____

FOR _____

BOOK 10923 PG 654

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

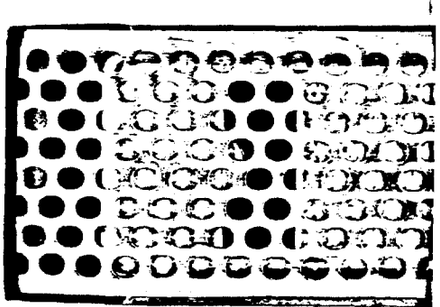
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 40000.00
				CON TX 148.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 157.00
				CHECK 157.00
05/08/98	01			11:38 0001 4903

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0435693
IDENTIF. # REFERENCE

98 MAY -8 AM 11:35

REGISTER
DAVIDSON COUNTY, TN.



No. 1290943