BOOK 10940 PG 824

Prepared by:

B. Timothy Pirtle, Attorney
Third Floor, City Bank Building
101 East Main Street
McMinnville, Tennessee

WARRANTY DEED

For a full and valuable consideration, cash in hand paid, receipt of which is hereby acknowledged, I, REBECCA FOSTER BROWN, have this day bargained and sold and do hereby transfer and convey to LARRY E. BROWN, his heirs and assigns, subject to a life estate reserved by grantor, REBECCA FOSTER BROWN, a certain tract or parcel of real estate located in Davidson County, Tennessee, being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 26 on the Map of Donelson Hills Subdivision, as of record in Book 2331, Pages 22 and 23, Register's Office of Davidson County, Tennessee.
>
> Last previous instrument affecting same property: Deed Book 2397, Page 185, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD to the said LARRY E. BROWN, his heirs and assigns, forever, subject to my life estate.

I covenant with the said Grantee, LARRY E. BROWN, his heirs and assigns, that I am lawfully seized and possessed of the above described real estate, that I have a good and perfect right to sell and convey it, and that the same is free and unencumbered.

I further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the above described property to the said Grantee, LARRY E. BROWN, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND on this 8 day of March, 1995

Rebecca Foster Brown
REBECCA FOSTER BROWN

98 MAY 21 AM 10:22
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

04,406 15
IDENTIFICATION REFERENCE

MAIL ENV.

0171 05/21 0101 03CHECK 194.00

BOOK 10940 PG 825

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Tracy M. Finegan, Notary Public, REBECCA FOSTER BROWN, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of March, 1995.

Tracy M. Finegan
Notary Public

My commission expires:
My Commission Expires NOV. 28, 1998

The consideration for this transfer, or the value of the interest in property transferred, whichever is greater, is $50,000.00.

Sworn to and subscribed before me this 8th day of March, 1995.

Lisa A. Hillis
Notary Public

My commission expires:
1-31-99

Property Owner(s):

Rebecca Foster Brown
2113 June Drive
Nashville, Tennessee 37214

Rebecca Foster Brown
2113 June Drive
Nashville, Tennessee 37214

Tax Parcel Number: 95-1-54.

Mail tax bills to:
Larry E. Brown
224 Beech Grove Rd
McMinnville, TN 37110

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10940 PG 826

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 50000.00
				CON TX 185.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 194.00
				CHECK 194.00
05/21/98	01			10:23 0001 0171

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0440615
RECEIVED FOR REFERENCE
98 MAY 21 AM 10:22
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1296148