THIS INSTRUMENT PREPARED BY:
MARTIN C. GINER, Attorney
222 Second Avenue North
326 Washington Square
Nashville, Tn 37201
(615) 259-0625

mail

WARRANTY DEED BOOK 10984 PG 384

****

Address of New Owner as Follows:	**Send Tax Bill to:**	**Map/Parcel Nos.**
Jimmy L. Badger and wife, **Martha A. Badger** **310 Raywood Court** **Nashville TN 37211**	**Same**	**Map 161-04** **Parcel 159**

****

FOR AND IN CONSIDERATION of the sum of EIGHTY-FIVE THOUSAND SEVEN HUNDRED FIFTY DOLLARS AND NO/100 ($85,750.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, Arthur E. Brown, Jr., Iris M. Davidson, Tamberly Ann McVay, Kimberly Denise Hayes, and Hope Lynn Hitt (hereinafter "Grantors"), have bargained and sold and by these presents do transfer and convey unto the said Jimmy L. Badger and Martha A. Badger, the Grantees herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 18 on the Map of Goodrich Heights Subdivision, as of record in Book 2663, page 60, Register's Office for said County.

Said Lot No. 18 begins at a point in the northwesterly margin of Raywood Court, the common front corner of Lots Nos. 17 and 18; thence northwest 220.7 feet to a point, the common rear corner of Lots Nos. 17 and 18; thence North 164.6 feet to a point, the common rear corner of Lots Nos. 18 and 16; thence east 8 feet to a point, the common rear corner of Lots 18 and 19; thence southeast 323.4 feet to a point in the northwest margin of Raywood Court, the common front corner of Lots Nos. 18 and 19; thence along a curve on the margin of Raywood Court, southwest 70 feet to the point of beginning.

Being the same property conveyed to Arthur E. Brown, Jr., Iris M. Davidson, and Martha Ann Peay (deceased), with Arthur E. Brown and Yulalah Brown (both deceased) reserving a life estate, by Deed of record in Book 5779, page 850, Register's Office for Davidson County, Tennessee. Martha Ann Peay's interest in the above property was devised to Tamberly Ann McVay, Kimberly Denise Hayes, and Hope Lynn Hitt of record in the Probate Court of Williamson County, Tennessee, in Book 62, Pages 104-106.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, 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 in unencumbered, except as disclosed herein. And we do further covenant and bind ourselves, our heirs and assigns, 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.

WHENEVER used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, we have set our hands on this 19th day of June, 1998.

Arthur E. Brown, Jr.

Iris M. Davidson

Tamberly Ann McVay

Kimberly Denise Hayes

Hope Lynn Hitt

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Notary Public of said State and County, Arthur E. Brown, Jr., Iris M. Davidson, Tamberly Ann McVay, Kimberly Denise Hayes, and Hope Lynn Hitt (with whom I am personally acquainted or proved on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 19th day of June, 1998.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires:

9-28-2000

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $85,750.00

Affiant

Sworn to and subscribed before me
this 19th day of June, 1998.

Notary Public

My Commission Expires: 11-28-98

Wanda Brown

Wanda Brown, Spouse of Arthur E. Brown, Jr.

Wanda Brown, the spouse of Arthur E. Brown, Jr., joins herein solely for the purpose of consenting to this Deed and releasing and conveying to Grantees any and all right, title, and interest she may have in the property whether arising by virtue of marriage or otherwise.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said state and county, Wanda Brown, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained by signing her name thereto.

Witness my hand and official seal at the office in said aforementioned state and county on this the 19th day of June, 1998.

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 9-28-2000

James D. Peay

James D. Peay, Spouse of Martha A. Peay (deceased)

James D. Peay, the spouse of Martha A. Peay (deceased), joins herein solely for the purpose of consenting to this Deed and releasing and conveying to Grantees any and all right, title, and interest he may have in the property whether arising by virtue of marriage or otherwise.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said state and county, James D. Peay, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained by signing his name thereto.

Witness my hand and official seal at the office in said aforementioned state and county on this the 19th day of June, 1998.

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 9-28-2000

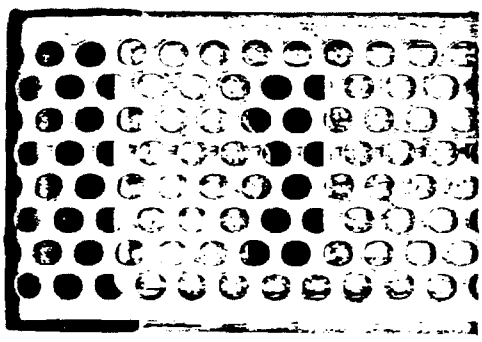
3223 06/19 0101 03CHECK 330.28

98 JUN 19 PM 1:53

REGISTER'S OFFICE DAVIDSON COUNTY, TN.

0452817

IDENTIFICATION & REFERENCE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

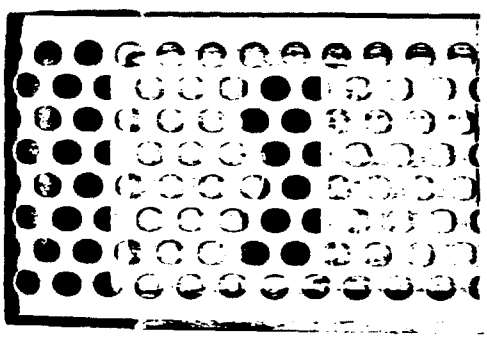
RECEIVED OF _____

FOR _____

BK/PG 10984/rc387

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	85750.00
CDN TX	317.28
PRFEE	1.00
WDEED	12.00
TOTAL	330.28
CHECK	330.28

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/19/98 01 13:53 0001 3223

045281.7

IDENTIFICATION REFERENCE

98 JUN 19 PM 1:53

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1309057