JUL 31 1998 15:?? FR BISSELL ??? BISSELLED TO 322-4??

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF _____, 19____.

NOTARY PUBLIC AT LARGE

Notary Public

My Commission Expires: _____
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires NOV 25, 2000

THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVE. SUITE 210, FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
Robert Brown and Kelley Brown 4113 Addine Street Nashville, TN 37216	U.S. Trust Mortgage, Inc. 210 25th Avenue N., Suite 747 Nashville, TN 37203	61-16-83

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, We, NVR **HOMES, INC., t/a RYAN HOMES, a Virginia Corporation**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto ROBERT BROWN AND WIFE, KELLEY BROWN, hereinafter called Grantee, their heirs and and assigns, a certain tract or parcel of land in DAVIDSON COUNTY STATE OF TENNESSEE, described as follows, to-wit.

Land near Nashville, in Davidson County, Tennessee, being Lot No. 6 of Block "D" on the Map of Greenland Estates, of record in Book 374 page 13, Register's Office for said County.

Said Lot No. 6 fronts 50 feet on the westerly side of Addine Street and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Joseph S. Carney and Yun Carney, husband and wife by deed from Barbara Newsome and Jeanette Brewer, of record in Book 9729, Page 10, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

All matters appearing on the plan of record in Plat Book [illegible], page [illegible], Register's Office for Davidson County, Tennessee.

Taxes for the year 1998 and subsequent years, a lien, not yet due and payable.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved: ( )
This is improved: (X) property, known as 4113 Addine Street Nashville, TN 37216

98 AUG 12 AM 10:29

REGISTER'S OFFICE

0473990

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

RECEIPT # 98??2 AUG 12 1998 03CHECK 305.15

TAX

NO 6392

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and 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 is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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 person 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 MY HAND 31st day of July, 1998.

Joseph S. Carney

Yun Carney

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 31st day of July, 1998, before me, the undersigned Notary Public in and for the County and State aforesaid, personally came Joseph S. Carney and wife, Yun Carney, who, being by me duly sworn, acknowledged said instrument to be his/her/their free act and deed.

WITNESS my hand and notarial seal this 31st day of July, 1998.

NOTARY PUBLIC

My Commission expires:

ROBERT E. LEE DAVIDSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV 25, 2000

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11062 PAGE 681

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	79500.00
			CON TX	294.15
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	305.15
			CHECK	305.15
08/12/98	01		10:29 0001 5921	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0473990

IDENTIFICATION REFERENCE

98 AUG 12 AM 10:29

REGISTER'S OFFICE
DAVIDSON CO. TN.

No. 136147