BOOK 11068 PAGE 496

FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,000.00

Anita E Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF August, 19 98

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: March 24, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Dri[illegible]ville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anita Brown (NAME)	WMC Mortgage Corporation (NAME)	MAP 96-1
111 Benson Road (ADDRESS)	P.O. Box 54089 (ADDRESS)	PARCEL 20
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Los Angeles, CA 90054 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Susan F. Russell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anita Brown and husband, Sidney Brown

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a part of Lot No. 8 and part of Lot No. 10 on the Plan of the Subdivision of Jerry Bowen Land, as recorded in Plan Book 2, Page 134, Chancery Court for Davidson County, Tennessee, and described as follows, to-wit:

BEGINNING at an iron pin in the southerly margin of Benson Road, said point being the northwest corner of the property conveyed to Houston L. Jordan, and the northeast corner of the of the herein described property; thence South 1° 51' west 150.0 feet to an iron pin; thence South 87° 12' east 80.0 feet to an iron pin located in the westerly boundary line of the Carl N. Gessler property; thence along the westerly margin of the Gessler property, South 1° 51' west 189.0 feet to an iron pin, said point being the southeast corner of the herein described property and the boundary line of the property belonging to Stephen P. Sander, Trustee, shown on said Plat as Shopping Center property; thence with the common boundary line North 86° 59' west 169.35 feet to an iron pin; thence North 2° 35' east 158.5 feet to a point, said point being the southeast corner of the Wilson B. McCord property; thence with the McCord easterly boundary line North 7° 29' east 180.4 feet to an iron pin in the southerly margin of Benson Road; thence along the southerly margin of Benson Road South 87° 16' east 72.3 feet to the point of beginning.

Being the same property conveyed to Susan F. Russell by Quitclaim Deed from Alan B. Russell, of record in Book 10709, Page 812, Register's Office for said County. Power of Attorney of Record in Book 11068, Page 495, said Registers Office.

unimproved ( ) This is improved (X) property, known as 111 Benson Road, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 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 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 my hand this 13th day of August, 19 98

Susan F. Russell By Linda Fuzzell Her Atty in Fact

Susan F. Russell

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STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on 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 _____ _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon_____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ 19_____ .

My commission expires _____ _____

Notary Public

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, Linda Reavis, 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 on behalf of Susan F. Russell as her Attorney in Fact as the free act and deed of the within named Susan F. Russell. Witness my hand and official seal at Nashville, Tennessee the 13th day of August 1998.

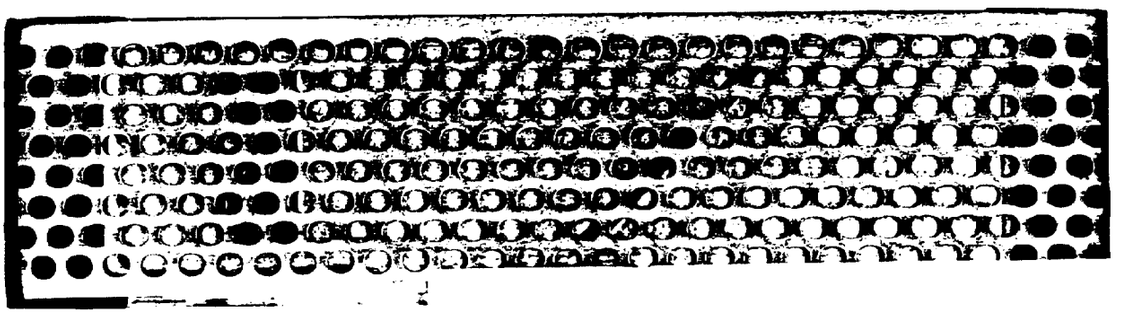
My Commission Expires: 3/24/01

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

98 AUG 17 AM 10:01 RECHECK 321-80

98 AUG 17 PM 1:49

047513



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

RECEIVED OF _____

FOR _____

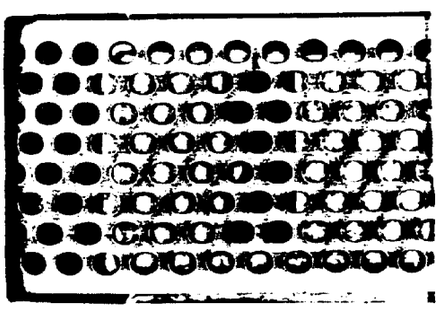
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 84000.00
CON TX 310.80
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 321.80
CHECK 321.80

08/17/98 01 13:49 0001 78-7



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0475743
98 AUG 17 PM 1:49

No. 1333361