FILE NO. 36998
FILE BOX "7"

BOOK 11089 PAGE 495

FORM NO WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August, 1998

Notary Public

MY COMMISSION EXPIRES: AT LARGE

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DANNY F. BROWN et al (NAME)	NATIONSBANC MORTGAGE CORPORATION (NAME)	72-11-16
1413 Litton Avenue (STREET ADDRESS OR ROUTE NUMBER)	101 East Main Street, Suite 400 (STREET ADDRESS)	15DZ 11350
Nashville, Tennessee 37216 (CITY) (STATE) (P O ZIP)	Louisville, Kentucky 40202 (CITY) (STATE) (ZIP)	

FOR AND IN 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 DORCAS LEE PARKER SHEFFIELD and husband, PHILLIP L. SHEFFIELD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DANNY F. BROWN and DANNY F. BROWN, JR.

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 Lot No. 3 on the Batson-Oakley Subdivision, not of record, and more particularly described by instrument of record in Book 4008, page 724, Register's Office for Davidson County, Tennessee.

BEGINNING on the northerly margin of Litton Avenue at the corner of Lots Nos. 2 and 3; thence with the line between said two lots, northwardly 187.4 feet to the southerly line of Lot No. 5; thence with the southerly line of Lots Nos. 5 and 4, westwardly 57.3 feet; thence South 7 degrees 07 minutes West 187 to the northerly margin of Litton Avenue; thence with said Avenue, eastwardly 50 feet to the beginning.

BEING the same property conveyed to Dorcas Lee Parker by Quitclaim Deed from Barton L. Parker of record in Book 9230, page 17, Register's Office for Davidson County, Tennessee and the same property covneyed to Barton L. Parker and wife, Dorcas Parker, by deed from Corona Everett, unmarried, of record in Book 7106, page 329, Register's Office for said County. The said Phillip L. Sheffield, husband of DORCAS LEE PARKER SHEFFIELD JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING*

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume and agree to pay the unpaid balance owed on the mortgage note secured by a first mortgage Deed of Trust to TENNESSEE HOUSING DEVELOPMENT AGENCY, of record in Book 7106, page 332, Register's Office for Davidson County, Tennessee, and also that the escrow acocunt in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. SAID LOAN IS WITH NATIONSBANK MORTGAGE CORPORATION.

unimproved / This is improved X property, known as 1413 Litton Avenue, Nashville, Tennessee 37216-3842
(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 our hand s this 28th day of August 19 98

Dorcas Lee Parker Sheffield
DORCAS LEE PARKER SHEFFIELD

Phillip L. Sheffield
PHILLIP L. SHEFFIELD

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STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named DORCAS LEE PARKER SHEFFIELD aka Dorcas Phillips L. Sheffield

the bargainor s with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 28th day of August 19 98.

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

Commission Expires 5/26/02

STATE OF TENNESSEE }
Davidson County }

Before me, _____ Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

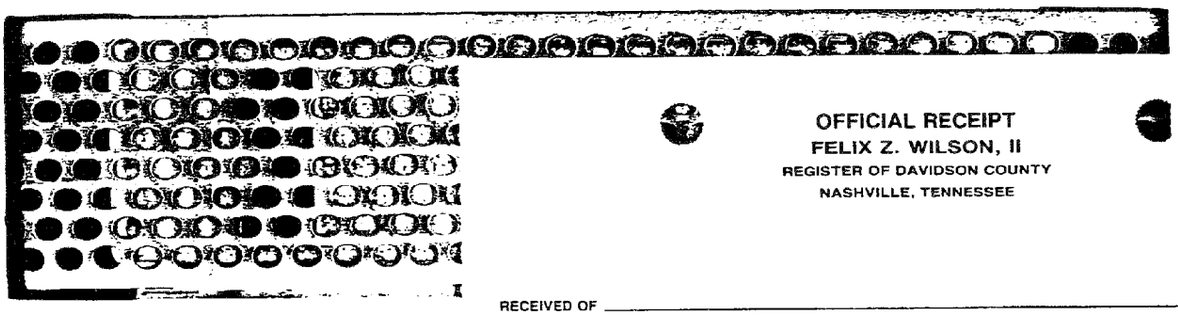
0481704

IDENTIF. & REFERENCE

98 AUG 31 PM 3:14

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

4205 08/31 0101 03CHECK 112



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

RECEIVED OF _____

FOR _____

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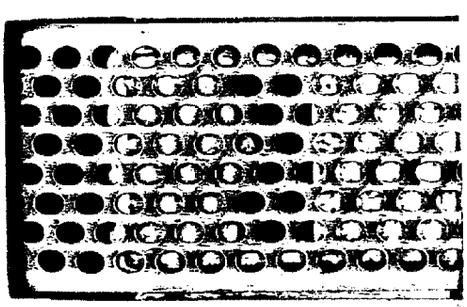
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 27500.00
CON TX 101.75
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 112.75
CHECK 112.75

08/31/98 01 15:16 0001 4205

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0481704
IDENTIF. # REFERENCE

98 AUG 31 PM 3:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1339663