PREPARED BY (AND RETURN TO): BOOK 11092 PAGE 382

WILKINS & IVEY
Attorneys At Law
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Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net

W & I Ref: (sk) Title No: 39982
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Donald A. Dey 4412 Alcott Drive Nashville, TN 37215	SAME

TAX MAP-PARCEL NUMBERS: 130-12-014

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 340,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John P. Brown and spouse, Anne K. Brown,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Donald A. Dey,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 13 on the Plan of Hycrest Acres, III of record in Plat Book 2331, Page 75, Register's Office for said County.

SAID Lot No. 13 fronts 136.8 feet on the easterly margin of Alcott Drive and extends back 306.9 feet on the southerly line and 329.2 feet on the northerly line to a dead line in the rear, measuring 139.0 feet thereon.

BEING the same property conveyed to John P. Brown and spouse, Anne K. Brown by deed from Charles A. Martin, Jr., and spouse, Virginia T. Martin of record in Book 9913, Page 745, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2331, Page 75, said Register's Office, which Plan shows a 150 foot minimum building setback line from Alcott Drive and 10 foot easement for public utility purposes along the rear line(s) of said lot.

This is improved property, known as: 4412 Alcott Drive, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of August, 1998.

John P. Brown **Anne K. Brown**

State of Tennessee
County of Davidson

On this 28th day of August, 1998, before me the undersigned authority, personally appeared **John P. Brown** and **Anne K. Brown**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 340000.00

Affiant

Sworn and subscribed before me on the 28th day of August, 1998.

Notary Public

My Commission Expires:

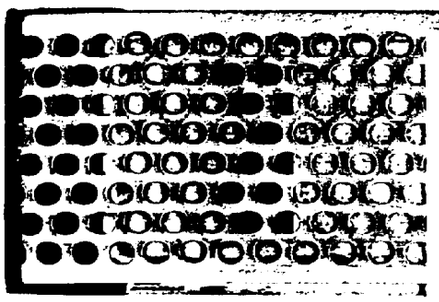
CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

0482424
IDENTIFICATION REFERENCE

98 SEP -1 PM 1:45
FELIX ZOLLICOFFER REGISTER
DAVIDSON COUNTY, TN.

4939 09/01 0101 03CHECK 1269.00

Wldoc: Deed Wty—12/92



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

RECEIVED OF _____

FOR _____

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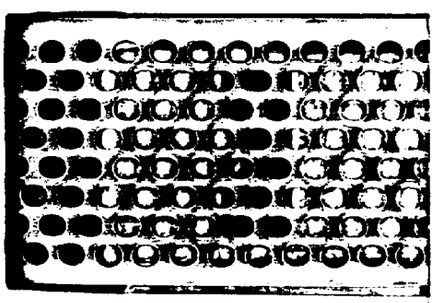
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 340000.00
CON TX 1258.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 1269.00
CHECK 1269.00

08/01/98 01 13:47 0001 4939

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0482424
IDENTIFICATION REFERENCE

98 SEP -1 PM 1:42

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1340390