THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 131,000.00

Shawn Paul James Brown
Affiant

Subscribed and sworn to before me, this 21st day of April 19 99

Mitchell A. Watts
Notary Public

My Commission Expires: 9-24-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
SHAWN PAUL JAMES BROWN 1220 McChesney Avenue Nashville, Tennessee 37216	CHASE MANHATTAN MORTGAGE 155 Franklin Road Suite 350 Brentwood, Tennessee 37027	MAP 72-3 PARCEL 135

WARRANTY DEED BOOK 11443 PG. 699

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED THIRTY ONE THOUSAND AND NO/100---------- ($ 131,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, BETH A. THOMAS AND HUSBAND, JOHN B. THOMAS, II hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto SHAWN PAUL JAMES BROWN AND WIFE, JULIE A. 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 Lot No. 190 on the Map of Inglewood Place of record in Book 332, page 101, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Beth A. Panichi and John B. Thomas, II, as joint tenants with rights of survivorship, by deed from Jonathan W. Mire and spouse, Ava C. Mire, of record in Book 10725, page 240, as corrected in Book 10919, page 567, Register's Office for Davidson County, Tennessee; the said Beth A. Panichi having since married John B. Thomas, II, and is now known as Beth A. Thomas.

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

05775512
IDENTIFICATION REFERENCE
99 APR 22 PM 3:35
ILL CAMPBELL REGIST
DAVIDSON COUNTY, TN.

This is improved property known as 1220 McChesney Avenue, Nashville, Tennessee 37216

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.

0022 04/22 0101 03CHECK 495.70

GRANTORs COVENANT with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Inglewood Place of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 21st day of April, 19 99.

BETH A. THOMAS

JOHN B. THOMAS, II

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 BETH A. THOMAS AND HUSBAND, JOHN B. THOMAS, II, 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.

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Witness my hand and official seal this 21st day of April, 1999.

My Commission Expires: September 29, 2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 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 this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11443 PG. 701

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0577512

IDENTIFICATION REFERENCE

99 APR 22 PM 3:35

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	131000.00
CON TX	484.70
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	495.70
CHECK	495.70

04/22/99 01 15:38 0001 602

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1475965