THIS INSTRUMENT PREPARED BY: LARRY D. CRAIG, ATTORNEY AT LAW, 305 FOURTEENTH AVENUE, NORTH, NASHVILLE, TENNESSEE 37203 UPON INFORMATION FURNISHED BY THE PARTIES.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of value whichever is greater, for this transfer is $48,140.70.

Michael W Bryson
Affiant

Subscribed and sworn to before me this the 29th day of September, 1999.

LARRY D. CRAIG NOTARY PUBLIC AT LARGE TENNESSEE

Notary Public

My Commission Expires: 6-13-2000

WARRANTY DEED

Address New Owner(s)as follows:	Send Tax Bills To:	Map-Parcel Numbers
Michael Wayne Bryson 632 James Avenue Nashville, Tennessee 37209	Chase Manhattan Mtg Corp 3415 Vision Drive Columbus, Ohio 43219-6009	Map 090-08-0 Parcel 128.00

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration the receipt of which is hereby acknowledged, **we, Charles M. Brown and wife, Brenda F. Brown**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey **unto Michael Wayne Bryson**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Gailey Wood Subdivision, Section III, of record in Plat Book 3196, Page 115, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Charles M. Brown and wife, Brenda F. Brown, by deed from Andrew D. Breedlove and wife, Tina M. Adcock Breedlove, of record in Book 7647, Page 490, Register's Office for Davidson County, Tennessee.

1999 Metropolitan Government taxes, a lien, not yet due and payable, are hereby expressly assumed by the Grantee and are a part of the escrow/impound fund this day being transferred by the Grantors to the Grantee.

Subject to all matters set forth on the plan of record, as aforesaid, and any easements and restrictive covenants of record.

The Grantee herein expressly assumes and agrees to repay all remaining outstanding indebtedness owing under that certain deed of trust note dated August 25, 1986, in the original principal amount of $44,500.00 and expressly assumes that certain deed of trust executed on August 25, 1986, by Andrew D. Breedlove and Tina M. Adcock, both unmarried, to D. Gene Merrill and Frederick E. Brooks, Trustees, of record in Book 6962, Page 516, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said deed of trust having subsequently been assigned to Chemical Mortgage Company by instrument of record in Book 6964, Page 287, said Register's Office.

The Grantee herein joins in this instrument to acknowledge the aforesaid assumption and acknowledgement to pay the outstanding remaining debt owing thereunder.

This is improved property known as 632 James Avenue, Nashville, Tennessee 37209.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, his 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, except as set forth above, 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 GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 hands this 29th day of September, 1999.

Charles M. Brown
CHARLES M. BROWN

Brenda F. Brown
BRENDA F. BROWN

Michael W Bryson
MICHAEL WAYNE BRYSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

4122 09/30 0101 03CHECK 189.12

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named Charles M. Brown and wife, Brenda F. Brown, and Michael Wayne Bryson, the bargainors, 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 seal at Nashville, Tennessee, this 29th day of September, 1999.

NOTARY PUBLIC

My Commission Expires: 6-13-2000

LARRY D. CRA[illegible]
NOTARY PUBLIC
STATE OF TENNESSEE

PICKUP

06411160

[illegible] REFERENCE

99 SEP 30 AM 11:47

[illegible] REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11681 PAGE 918

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

41160

REFERENCE

99 SEP 30 AM 11:47

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	48140.70
CON TX	178.12
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	189.12
CHECK	189.12

09/30/99 01 11:50 0001 4122

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1522026