50-B

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

Instr:200002070012257 Page: 1 OF 2
REC'D FOR REC 02/07/2000 10:31:03AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $366.30

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 99,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF February 2000 19 00

Notary Public

MY COMMISSION EXPIRES: 7-14-03
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary G. Gallant	First Union Mortgage Corporation (NAME)	MAP 104-6
1405 Baddour Parkway #105	1100 Corporate Center Drive (ADDRESS)	PARCEL 137
Lebanon, TN 37087 (CITY) (STATE) (ZIP)	Raleigh, NC 27607-5066 (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, U. Grant Browning and wife, Betty Browning and Barbara J. Browning and husband, Vincent W. Marshall

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary G. Gallant

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:

LAND lying and being in the First Civil District of Davidson County, Tennessee, and being Lot No. 108 in the Bransford Realty Company West End Heights Subdivision, the plan of which is of record in Book 332, pages 124-125, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to U. Grant Browning and Barbara J. Browning, as tenants-in-common, by deed from John W. Ragsdale, of record in Book 10846, page 192, Register's Office for Davidson County, Tennessee.

Vincent W. Marshall, spouse of Barbara J. Browning joins in this conveyance to relinquish any and all marital interest in the property.

Betty Browning, spouse of U. Grant Browning joins in this conveyance to relinquish any and all marital interest in the property.

Betty Browning and Elizabeth M. Browning are one and the same person.

unimproved ( )
This is improved (X) property, known as 3325 Love Circle, Nashville, Tennessee 37212
(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 1st day of February 2000 19 00

U. Grant Browning by Elizabeth M. Browning
U. Grant Browning

Barbara J. Browning by Elizabeth M. Browning
Barbara J. Browning

Vincent W. Marshall by Elizabeth M. Browning
Vincent W. Marshall

Elizabeth M. Browning
Elizabeth M. Browning

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elizabeth M, Browning

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of February, 2000 ~~19~~xxxx

Commission expires 5-17-03

Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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
Davidson County

On this 1st day of February, 2000, ~~19~~xx, personally appeared before me, Elizabeth M. Browning, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of Barbara J. Browning, U. Grant Browning & Vincent W. Marshall and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 1st day of February, 2000 ~~19~~xx.

My commission expires: 5-17-03

Notary Public