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

Instr:200008220082948 Page: 1 OF 2
REC'D FOR REC 08/22/2000 11:39:53AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $752.95

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,500.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF August, 2000
Notary Public
MY COMMISSION EXPIRES: 5-17-03
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peter A. Iyere (NAME)	Columbia National Incorporated (NAME)	MAP 155-10-0-A
705 Wabash Place (ADDRESS)	P. O. Box 3050 (ADDRESS)	PARCEL 52
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Columbia, MD 21045-6050 (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, Samuel Brown, Jr. and wife, Barbara Speller-Brown

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Peter A. Iyere and wife, Justina E. Iyere

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 in Davidson County, Tennessee, being Lot No. 55 on the Plan of McCrory Trace Estates, of record in Book 6900, pages 720 through 723, 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 Samuel Brown, Jr. and wife, Barbara Speller-Brown by deed from Lewis D. Brasell, Jr. and wife, Martha L. Brasell, of record in Book 9729, page 277, Register's Office for Davidson County, Tennessee.

As part of the consideration for the conveyance of the real property, and as part of the same transaction Peter A. Iyere and wife, Justina E. Iyere, hereby assume and agree to pay the remaining balance of a promissory note dated June 2, 1999 as modified or extended before this date, and to be bound by and to perform all the covenants of the deed of trust, of record in Book 11515, page 400, Register's Office for Davidson County, TN, at the time and in the manner provided, and also hereby assumes full personal liability and responsibility for the obiligations of Samuel Brown, Jr. and wife, Barbara Speller-Brown under the terms of the instruments creating the loan and to indemnify and hold harmless the United States of America to the full extent of any claim which may arise from its guaranty of the indebtedness as above described.

unimproved ( )
This is improved (X) property, known as 705 Wabash Place, Nashville, Tennessee 37221
(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 16th day of August, 2000

Samuel Brown, Jr.

Barbara Speller-Brown by Samuel Brown, Jr.
Barbara Speller-Brown

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 Samuel Brown, Jr. and wife, Barbara Speller Brown

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 16th day of August, 2000.

Commission expires 5-17-03

Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned notary public in and for the state and county above, personally appeared the within named Samuel Brown, Jr., a/k/a Samuel Brown with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledges the execution of the foregoing instrument on behalf of Barbara Speller-Brown as his/her Attorney-in-Fact, as the free act and deed of the within named Barbara Speller-Brown.

WITNESS my hand and official seal at office, this 16th day of August, 2000.

Notary Public

My Commission Expires: 5-17-03