2261

BOOK 4159 PAGE 439

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julius T. Baker	United Mortgagee Servicing Corp.	Map. 74-8
(NAME:)	(NAME:)	
137 Bonnafield Drive	3200 Pacific Avenue	Par. 161
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, Tennessee	Virginia Beach, Virginia 23451	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in consideration of the sum of Ten ($10.00) --------

DOLLARS

and other valuable consideration, the receipt of which is hereby acknowledged, and the assumption by the grantees of the unpaid balance of a note secured by a first mortgage deed of trust of record in the Register's Office for Davidson County, Tennessee, We, JAMES EDMON BRASHEARS AND WIFE, WANDA L. BRASHEARS

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** JULIUS T. BAKER AND WIFE, MARTHA I. BAKER

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. 910 on the Plan of Hermitage Hills Subdivision, Section 8, as of record in Book 3600, page 24, Register's Office for Davidson County, Tennessee.

SAID Lot fronts 98 feet on the northwesterly margin of Bonnafield Drive and runs back between lines 150 feet to the southwesterly line and 149.43 feet on the northeasterly line to a dead line in the rear on which it measures 67.2 feet.

BEING the same property conveyed to James Edmon Brashears and wife, Wanda L. Brashears, by deed of Samuel John Kimble and wife, Dorothy D. Kimble, dated October 15, 1966.

It is expressly agreed and understood that all right, title and interest in and to the escrow account in connection with the aforesaid deed of trust is hereby transferred to said grantees.

This is unimproved ( ) improved ( ) property, known as 137 Bonnafield Drive, Hermitage, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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** 28 **day of** July, **19** 67

Wanda L. Brashears
Wanda L. Brashears

James Edmon Brashears
James Edmon Brashears

THIS INSTRUMENT WAS PREPARED BY
PERCY WILKINS JR., ATTORNEY
601 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201
FROM INFORMATION FURNISHED
BY THE PARTIES

STATE OF TENNESSEE
Davidson County

Personally appeared before me, ALFRED H. GRISOM, a Notary Public in and for said County and State, the within named James Edmon Brashears and wife, Wanda I Brashears

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25 day of July 1967.

Commission expires 3 Apr 1965

Alfred H. Grisom
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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) 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

WARRANTY DEED

FROM JAMES EDMON BRASHEARS ET UX

TO JULIUS T. BAKER ET UX

83034

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 7 4 21 PM '67
NOTED: BOOK 117 PAGE 81
RECORDING FEE $ 3.00
DEP. REG. .50

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG 7 1967
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

STATE TAX $ 7.80
PROBATE .50
TOTAL $ 13.30