Mail

This instrument prepared by
J. K. WOODARD, Attorney at law
223 MADISON ST.
MADISON, TENNESSEE 37115

BOOK 4983 PAGE 58

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Deborah Ann Brannon (NAME)	The Lincoln Savings Bank (NAME)	
3140 Moorewood Drive (STREET ADDRESS OR ROUTE NUMBER)	531 Broadway (STREET ADDRESS)	60-2
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Booklyn, N. Y. 11206 (CITY) (ZONE) (STATE)	189 Pt

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100----------
----------($10.00)---------- Dollars,
cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of and agreement to pay by the grantee the balance owing on a note, dated March 6, 1974, in the original principal amount of $18,900.00, payable in monthly installments and secured by a Deed of Trust of record in Book 4796, page 300 said Register's Office to which reference is here made for a more complete description of said note,

We, Thurman Bonniger and wife, Teresa Bonniger,

have this day bargained and sold, and do hereby transfer and convey unto the said

Deborah Ann Brannon

her (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 131 on the Plan of Parkwood Estates, Section 1, of record in Book 2900, page 120, Register's Office for said County.

Said Lot No. 131 fronts 75.0 feet on the southeastern margin of Moorewood Drive, and runs back between lines, 135.6 feet on the northeasterly line, and 138.2 feet on the southwesterly line, to a dead line in the rear, measuring 75.1 feet thereon.

Being the property conveyed to Thurman Bonniger and wife, Teresa Bonniger, by deed from Jesse Swindle and wife, Helen E. Swindle, of record in Book 4796, page 298, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights of way for public utilities applicable to this property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 29,361.75

Subscribed and sworn to before me, this the 15th day of October 19 75

Affiant Deborah Ann Brannon

My commission expires: Nov. 12, 1975 (Affix Seal)

Notary Public J. K. Woodard

NOTARY PUBLIC STATE AT LARGE

This is unimproved ( ) improved (X) property, known as 3140 (House Number) Moorewood Drive (Street), Nashville (P. O. Address), Tennessee (City or Town).

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee her (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as noted above.

We further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee her (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 15th day of October, 19 75 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Thurman Bonniger
THURMAN BONNIGER

x Teresa A. Bonniger
TERESA BONNIGER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 4983 PAGE 59

Personally appeared before me, THE UNDERSIGNED, *a Notary Public in and for said County and State,* Thurman Bonniger and wife, Teresa Bonniger,

the within named 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 Madison, *Tennessee, this* 15th *day of* October, *19*75.

Dorothy Robert
Notary Public

Commission expires May 15 1979

DOROTHY ROBERT NOTARY PUBLIC DAVIDSON CO.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

OCT 20 75 CONV 20,361.35
OCT 20 75 S'TAX A* 53.04
OCT 20 75 PR'FEE A* .50
OCT 20 75 W'DEED A* 4.00 * 57.54

WARRANTY DEED

FROM Thurman Bonniger et ux

TO Deborah Ann Brannon

D 20675

T

IDENTIF. REFERENCE

OCT 20 3 33 PM '75

FELIX E. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 112 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115