Re-recorded
BOOK 5306 PAGE 407

Mail
BOOK 5293 PAGE 416

THIS INSTRUMENT WAS PREPARED BY
McKINNEY and EVERETT
ATTORNEYS AT LAW
Suite One 1303 Gallatin Road, North
Madison, Tennessee 37115

CORRECTED

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| CHARLES TYLER, ET UX | SAME | 61-16 |
| (NAME) | (NAME) | |
| 700 N. DuPont Street | | Par 24 Is |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Madison, Tennessee 37115 | | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* TEN AND NO/100 ---------- ($10.00) *Dollars,* cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, including the assumption of an indebtedness in the amount of $24,092.15, of record in Book 5078, page 947, Register's Office for Davidson County, Tennessee, which indebtedness was assigned to the Elders of Madison Church of Christ of record in Book 5134, page 765, Register's Office for Davidson County, Tennessee

JUL-3 MISC 8* 4.00 * 4.00

We, KENT BRAND and wife, BECKY BRAND, hereinafter called the GRANTORS, *have this day bargained and sold, and do hereby transfer and convey unto the said* CHARLES TYLER and wife, JOANN TYLER, hereinafter called the GRANTEES their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in the 11th, formerly 18th Civil District of Davidson County, Tennessee, being part of Tract No. 3 in the subdivision of the Dr. William Lands, a plan of which is of record in Plan Book 2, page 128, Chancery Court at Nashville, described as follows:

Beginning at a point in the northwesterly margin of Kennedy Avenue, said point being the southeast corner of property conveyed to B. T. Miller, et ux, by deed of record in Book 3373, page 617, Register's Office for said County, thence with Miller's southerly line northwestwardly 280 feet, more or less to a point, being the southwest corner of property conveyed to J. P. Wilson and wife, by deed of record in Book 1788, page 97, said Register's Office; thence southwestwardly 102 feet, more or less, to a point in the northerly boundary line of Monte Vista Subdivision, as recorded in Book 421, page 143, Register's Office for said County; thence with same, southeastwardly 270 feet, more or less, to a point in the northwesterly margin of Kennedy Avenue; thence with same northeastwardly 102 feet, more or less, to the point of beginning.

BEING the same property conveyed to Kent Brand and wife, Becky Brand, by deed from Henry Lee Nicks, a widower, of record in Book 5078, page 947, Register's Office for Davidson County, Tennessee.

This deed is being re-recorded for purpose of correcting assumption clause.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 29,881.99

Subscribed and sworn to before me, this the 26 day of May 19 78

Affiant

My commission expires: 12/5/1981 (Affix Seal)

Notary Public

This is unimproved ( ) improved ( ) property, known as 4107 Kennedy Avenue, Nashville, Tennessee (House Number) (Street) P. O. Address City or Town

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said* GRANTEES their *(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.*

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

Witness our hands this 26th day of May, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Kent Brand

Becky Brand

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* the undersigned *a Notary Public in and for said County and State,* Kent Brand and wife, Becky Brand

*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* 26 *day of* May, *19*78

NOTARY PUBLIC DAVIDSON COUNTY TENN.

*Commission Expires* 4/15/79 Notary Public

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*.....

*Commission expires* ..... Notary Public

10-record

E 74516

mail

IDENTIF. REFERENCE

JUL 3 9 35 AM '78

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

| | | | | |
|---|---|---|---|---|
| JUN-2[nd] | CONV | 29,881.99 | | |
| JUN-2[nd] | S'TAX | | B* 77.74 | |
| JUN-2[nd] | PM'FEE | | B* .50 | |
| JUN-2[nd] | M'DEED | | B* 4.00 | * 82.24 |

WARRANTY DEED

FROM
KENT BRAND, ET UX

TO
CHARLES TYLER, ET UX

E 68834

IDENTIF. REFERENCE

JUN 2 2 23 PM '78

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238