# WARRANTY DEED

BOOK 5306 PAGE 648

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,000.00

Steven R Brumfield
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June 1978.

Charles P. Cron
Notary Public

MY COMMISSION EXPIRES: 11-7-

(AFFIX SEAL)

CHARLES P. CRON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Charles P. Cron, 223 Madison Street, Madison, Tennessee 3711[illegible]
NAME ADDRESS STATE

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Steven R. Brumfield et ux (NAME) | same as new owner (NAME) | Map 132-5 |
| 4306 Gray Oaks Drive (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | par 111 |
| Nashville, Tenn. (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | 16DA 17191 |

FOR AND IN 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, Gary N. Richardson and wife, Judy A. Richardson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven R. Brumfield and wife, Sue S. Brumfield,

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:

Being Lot No. 46 on the Plan of Glendale Park, Section 2, of record in Book 1130, page 61, said Register's Office, described as follows:

Said Lot No. 46 fronts 135 feet on the east side of Gray Oaks Drive, as measured around a slight curve, and runs back between parallel lines 135 feet on the north line and 153.7 feet on the south line to a dead line in the rear measuring 151.8 feet thereon.

Being the same property conveyed to Gary N. Richardson and wife, Judy A. Richardson by deed from James Lee Minor and wife, Ida Ussery Minor of record in Book 5180, page 535, Register's Office for Davidson County, Tennessee.

****It is understood by the parties that part of the consideration for this conveyance is the assumption of and agreement to pay by the grantees the balance of a note which is secured by an installment deed of record in Book 5180, page 535, said Register's Office to which reference is here made for a more definite description of said note.

This is ~~unimproved~~ improved property, known as 4306 Gray Oaks Drive, Nashville, Tennessee
(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 hands this 29th day of June, 1978.

Gary N. Richardson
GARY N. RICHARDSON

Judy A. Richardson
JUDY A. RICHARDSON

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 Gary N. Richardson and wife, Judy A. Richardson

the bargainors, 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, day of June, 1978.

Charles P. Cron
Notary Public

Commission Expires 11-7-79

CHARLES P. CRON NOTARY PUBLIC STATE OF TENNESSEE LARGE

STATE OF
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 purpose 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

E 7.4644

IDENTIF. REFERENCE

JUL 3 2 10 PM '78

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

| | | | | |
|---|---|---|---|---|
| JUL-3'78 | CONV | 74,000.00 | | |
| JUL-3'78 | S'TAX | | B* 192.40 | |
| JUL-3'78 | PR'FEE | | B* .50 | |
| JUL-3'78 | W'DEED | | B* 4.00 | * 196.90 |

WARRANTY DEED

FROM
Gary N. Richardson et ux

TO
Steven R. Brumfield et ux

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc.

Compliments of

REPRESENTING

USLIFE TITLE INSURANCE
Company of New York