770 12/31 10%.10- CHECK

# WARRANTY DEED

BOOK 5695 PAGE 728

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $36,000.00

Lonnie J. Brandon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF December 19 80

Notary Public

MY COMMISSION EXPIRES: October 27, 1982

THIS INSTRUMENT WAS PREPARED BY: Douglas R. Berry, 907 Two Mile Pky., Goodlettsville, TN 37072

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| LONNIE J. BRANDON, et ux (NAME) | ENGEL MORTGAGE COMPANY, INC. (NAME) | 72-7 |
| 3108 Oxford Avenue (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 847 (STREET ADDRESS) | 129 |
| Nashville, Tn. 37216 (CITY) (STATE) (P. O. ZIP) | Birmingham, Alabama 35201 (CITY) (STATE) (ZIP) | 15DZ 8370 |

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, HELEN L. MINCHEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LONNIE J. BRANDON and wife, M. ANITA BRANDON

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 the westerly part of Lot No. 4 of Block "A" on the Map of R. M. Dudley's Subdivision, as of record in Book 974, page 8, Register's Office for Davidson County, Tennessee, and being further described as follows:

Beginning on the easterly margin of Oxford Avenue at the corner of Lots No. 3 & 4; thence with the line between said two lots, easterly 180 feet to an iron pin; thence northerly 80 feet to an iron pin on the southerly line of Lot No. 5; thence with said line westerly 170 feet to the easterly margin of Oxford Avenue; thence with said Avenue, southerly 100 feet to the beginning.

Being the same property conveyed to Helen L. Minchey by deed from Michael W. Stevens, of record in Book 5617, page 722, Register's Office for Davidson County, Tennessee.

Charles H. Minchey, spouse of the said Grantor, joins in this conveyance for the purpose of conveying any interest he may have in the said property.

unimproved ( )
This is improved (X) property, known as 3108 Oxford Avenue, Nashville, Tennessee 37216
(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 23rd day of December, 19 80

Helen L. Minchey
HELEN L. MINCHEY

Charles H. Minchey
CHARLES H. MINCHEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Helen L. Minchey and Charles H. Minchey

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 Goodlettsville, Tennessee this 23rd day of December, 1980

Commission Expires October 17, 1982 _____, Notary Public.

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

WARRANTY DEED

FROM

HELEN L. MINCHEY

TO

LONNIE J. BRANDON, et ux

32377.9

IDENTIF. REFERENCE

DEC 31 9 03 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DOUGLAS R. BERRY
Attorney At Law
907 Two Mile Pky.
Goodlettsville, TN 37072
(615) 859-4086

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

36000.00- CO
93.60 CO TX
.50 PRFEE
6.00 WDEED
CHECK 100.10-
2770A12/31/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

323779

T

IDENTIF. REFERENCE

DEC 31 9 03 AM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 799948