WARRANTY DEED

H 0 3 3 6 8

BOOK 5921 PAGE 981

IDENTIF. REFERENCE

AUG 10 9 03 AM '82

REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF _____ }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2100.00

Eddy C. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF July 1982.

Robert E. McNeilly
Notary Public

MY COMMISSION EXPIRES: 4-22-84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. K. WOODARD, Attorney, 319 West Main Street, Hendersonville, TN
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Ross et ux (NAME)	Same as new Owners (NAME)	Map34-13
2907 Dickerson Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	175 KS
Nashville, TN 37207 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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~~ I, EDDY C. BROWN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES ROSS and wife, DEBBIE ROSS,

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:

Lot #7, Block "D" In East Lawn, in the Eleventh Civil District, as shown of record on plat now on file in Plat Book 547, Page 153-154, in the Register's Office of Davidson County, Tennessee. Subject, however, to the following exceptions, reservations and building restrictions, which form a part of the consideration of this deed.

At no time shall any part of the said land be used or occupied for the manufacture, brewing, distilling or sale of spirituous or malt liquors, nor shall said lots or any part thereof, or any building erected thereon, at any time hereafter, be used or occupied as a bone boiling establishment, tannery, slaughter house, glue, soap, candle or gun-powder manufactury, or for any other offensive or dangerous purpose

That, no signs for advertising purposes shall be erected or placed thereon.

That, all buildings shall be placed and set back not less than twenty (20) feet from the street line, provided the steps, porticos and other projections, appurtenant thereto, may be within said distance

That, there shall not be erected upon any portion of said premises any dwelling costing less than two thousand five hundred dollars ($2,500.00)

That there shall not be violation of the usual nuisance clauses.

BEING the same property conveyed to Eddy C. Brown by deed from J. Henry Pate and Adeline H. Pate of record in Book 5913, page 943, Register's Office for Davidson County, Tennessee.

This is ~~unimproved~~ improved ( ) property, known as Lot #7, East Lawn Subdivision, Madison, TN 37115
(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 my hand this 27th day of July, 1982

Eddy C Brown
EDDY C. BROWN

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 EDDY C. BROWN

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, TENN. this 27th day of JULY, 19 82.

Commission Expires 4-22-84 Robert E. McMullen 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

EDDY C. BROWN

TO

CHARLES ROSS and wife,
DEBBIE ROSS

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. — Livery of Seizin

Compliments of

Title Associates, Inc.

REPRESENTING

US LIFE TITLE INSURANCE
Company of New York

223 Madison St
Madison Tenn

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5921 PAGE 983

RECEIVED OF _____

FOR _____

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
			2100.00- CO	
			5.46 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	11.96-
2451	AUG	8/10/82	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 0 3 3 6 8

IDENTIF. REFERENCE

AUG 10 9 03 AM '82

REGISTER
DAVIDSON COUNTY, TN

No. 895842