AK-789

6078

This deed prepared by: ( ) Randolph H. Schneider, Attorney at Law, P.O. Box 724386
Atlanta, Georgia 30339

BOOK 6280 PAGE 369

SAFECO TITLE INSURANCE COMPANY

WARRANTY DEED

FILE NO._____

STATE OF TENNESSEE COUNTY OF Davidson

THIS INDENTURE, Made the 6th day of December , 1983 between

WILLIAM D. MONOHAN, III AND WIFE, MARY H. MONOHAN

of the County of , and State of as party or parties of the first part, hereinafter called Grantor, and

ROGER N. BROWN and wife, DEBORAH G. BROWN

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

Land in Davidson County, Tennessee, being Lot No. 142 on the Plan of Edge-O-Lake Estates, Section 8, as of record in Book 3700, page 191 Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of Clearwater Drive at the common dividing line between Lots No. 142 and 143 on said Plan; thence southerly 111.95 feet to a point; thence easterly 118.83 feet to a point in the westerly margin of Creedview Drive; thence northerly along the westerly margin of said Creekview Drive 87 feet to the beginning of a curve; thence around said curve a distance of 38.39 feet to a point in the southerly margin of Clearwater Drive; thence westerly along the southerly margin of said Clearwater Drive 85 feet to the point of beginning

Subject to easements, limitations or restrictions of record, if any

BEING the same property conveyed to William D. Monohan, III, and wife, Mary H. Monohan by deed from Mickey H. DeHook and wife, Patricia L. DeHook of record in Book 5587, page 724, Register's Office for said County.

I 1 8 4 4 8

T IDENTIF. REFERENCE

APR 27 1 02 PM '84

FELIX A. NILSON II REGISTER DAVIDSON COUNTY, TN

Address of Grantee	Mail Tax Notice to	Map Parcel No.
Roger N. Brown 470 Clearwater Drive Nashville, TN 37217	Eagle Mortgage & Investment Co. P.O. Box 13013 Lexington, KY 40512	150-1-175 2D 58014

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appeartaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE.

Grantor warrants and will forever defend the right and title to the above described property unto Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the day and year above written.

William D. Monohan III
William D. Monohan, III

Mary H. Monohan
Mary H. Monohan

STATE OF Tennessee
COUNTY OF Davidson

On this the 6th day of December, 1983, before me personally appeared William D. Monohan III & Mary H. Monohan to me known to be the person or persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and notarial seal.

Betty A. Simon
Notary Public

My Commission Expires:
Commission Expires April 22, 1984

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Grantee hereby swears or affirms that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $ 65,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Roger N. Brown

Subscribed and sworn to before me on this the 24th day of April, 19 84.

Christy Wilkins
Notary Public

My Commission Expires:
Nov 4, 1987

return to: cg
PERCY WILKINS, JR.,
ATTORNEY AT LAW
2210 CRESTMOOR ROAD
P.O. BOX 150187
NASHVILLE, TENNESSEE 37215

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

65500.00- CONT.
170.30 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 176.80-
2115A04/27/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 18448

IDENTIF. REFERENCE

APR 27 1 02 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 31762