FORM NO. WD-1

BOOK 6306 PAGE 156

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $19,131.53

Clayton B. Bracey Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF June, 1984.

George H. Cate, Jr.
Notary Public

MY COMMISSION EXPIRES: 10/20/85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
George H. Cate, Jr., 1101 Stahlman Building, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clayton B. Bracey, Sr. Jean C. Yount (NAME)	Lincoln Savings Bank, FSB (NAME)	Map 72-7
1712 Gallatin Road, N. (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 309 (STREET ADDRESS)	Parcel 169
Madison, TN 37115 (CITY) (STATE) (P. O. ZIP)	Brooklyn, New York 11206-0309 (CITY) (STATE) (ZIP)	15DZ07615

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, James H. Williams, Sr.,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clayton B. Bracey, Sr., and Jean C. Yount

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 one-half of Lot No. 51 on the Map of Kenmore Place, as of record in Book 332, Pages 32 and 33, Register's Office for said County.

SAID part of said Lot fronts 50 feet on the north side of Maxey Lane and runs back between parallel lines 250 feet to a dead line. Being the same property conveyed to James H. Williams, Sr., and wife, Evelyn C. Williams, by Installment Deed from Mack Estes and wife, Susie G. Estes, of record in Book 5378, Page 186, Register's Office for Davidson County, Tennessee. The said Evelyn C. Williams having since died, and the said James H. Williams, Sr., being an unremarried widower.

This conveyance is made subject to a Deed of Trust of record in Book 3941, Page 684, said Register's Office, securing an indebtedness with a present principal balance of $4,555.74, owed to Lincoln Savings Bank; and further subject to the Deed of Trust contained in the Installment Deed of record in Book 5378, Page 186, said Register's Office, securing an indebtedness with a present balance of $9,575.79 owed to the Estate of Mack Estes (George H. Cate, Jr., Executor and Trustee). Both of the above-described debts are assumed by the Grantees.

This conveyance is further made subject to an easement for sanitary sewers and/or storm drainage, of record in Book 4218, Page 483, said Register's Office. Taxes for the year 1984 are assumed by the Grantees, the Grantor transfers to the Grantees the balance contained in the escrow account held by Lincoln Savings Bank.

This is ( ) unimproved (XX) improved property, known as 1239 McGavock Pike, 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 my hand this 1st day of June, 1984

James H. Williams Sr.
JAMES H. WILLIAMS, SR.

1514

BOOK 6306 PAGE 157

STATE OF TENNESSEE
Davidson County

Personally appeared before me, George H. Cate, Jr., a Notary Public in and for said County and State, the within named James H. Williams, Sr.

the bargainor___, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of June, 1984.

George H. Cate, Jr. Notary Public

Commission Expires 10/20/85

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
JAMES H. WILLIAMS, SR.

TO
CLAYTON B. BRACEY, SR.

AND

JEAN C. YOUNT

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

I26207

IDENTIF. REFERENCE

JUN 1 2 42 PM '84

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6306 PAGE 158

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MD -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
			15131.50- CONT.	
			45.00 USTAX	
			.50 PRFEE	
			6.00 MISC	
			SUBCH	36.19-
1514 06/01/84			DEL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 6 2 0 7

IDENTIF. REFERENCE

JUN 1 2 42 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0040907