80123

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,800.00

Carolyn Sizemore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August 1984.

Linda Worden
Notary Public

MY COMMISSION EXPIRES: 4/17/88
(AFFIX SEAL)

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THIS INSTRUMENT WAS PREPARED BY
Tom G. Coleman, Jr. Atty 9000 East Church Street, Brentwood, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeanne Whitson (NAME)	Metropolitan Federal Savings & Loan (NAME)	Map 135
2408 Antioch Pk. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 8886 (STREET ADDRESS)	Parcel 299
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37207 (CITY) (STATE) (ZIP)	2D-45825

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, Charles C. Brewer and wife, Evelyn M. Brewer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JEANNE WHITSON

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:

Land in the 2nd Civil District of Davidson County, Tennessee, being described according to a survey by E. L. Miller, Jr., Surveyor, dated August 15, 1972, as follows:

Beginning at a corner post on the northerly right of way line of Smith Springs Road approximately 2420 feet east of the easterly right of way line of Murfreesboro Road; thence North 4 deg. 05' East, 771 feet with a fence to a 10" hackberry; thence North 3 deg. 20' East 407 feet with said fence to a point; thence North 3 deg. 47' East 534 feet with said fence to a corner post; thence with an old fence South 86 deg. East 180 feet to an iron pin in said fence; thence leaving said fence South 21 deg. 06' East 957 feet to a point near a spring; thence South 26 deg. 33' West 836 feet to an iron pin in an old fence line; thence South 79 deg. 20' West 120 feet to a 24" cedar in a fence; thence South 77 deg. 05' West 150 feet to the point of beginning, and containing 15.2 acres, more or less, together with a permanent easement for the joint use of water from the spring located on Grantors land near the most easterly point of the premises herein conveyed.

Being the same property conveyed to Charles C. Brewer, and wife, Evelyn M. Brewer, by deed from Robert H. Rollins, Sr. and wife, Elese Rollins, of record in Book 5701, Page 28, Register's Office for Davidson County, Tennessee.

This instrument is made subject to an instrument of record in Book 4693, Page 378, as evidenced by extension agreement in Book 4743, Page 301, said Register's Office, Deed of trust of record in Book 5701, Page 31, said Register's Office, and to all applicable local government planning, building, and zoning regulations. This instrument is conveyed subject to a sewer easement of record in Book 6195, Page 304, said Register's Office

This is unimproved ( ) improved (X) property, known as Smith Springs Road, Nashille, 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 hand s this 30th day of August, 19 84

Charles C Brewer

Evelyn M. Brewer

3076 - 09/25 320.59 - CHECK

STATE OF TENNESSEE }
~~Davidson~~ County of Williamson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles C. Brewer and wife, Evelyn M. Brewer

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 Brentwood, Tennessee, this 30th day of August, 1984

* OR proved to me on the basis of satisfactory evidence

Commission expires 4/17/88

Linda Worden
Notary Public

STATE OF TENNESSEE }
Davidson 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 purposes 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
CHARLES C. BREWER, ETUX

TO
JEANNE WHITSON

IDENTIF. REFERENCE

Sep 25 | 22 PM '84

FELIX A. DE LA BELLE REGISTER
DAVIDSON COUNTY, TN

1.5 1.8 2.0

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF

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FOR

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

120800.00- CAMT.
314.08 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 320.58-
3076A09/25/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15 1 8 20

IDENTIF. REFERENCE

SEP 25 1 22 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0071529