Phillip Saindon

Of The Law Firm Pedigo & Saindon

Stahlman Building, Nashville, Tennessee

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Mr. & Mrs. Dennis R. Britt (NAME)	" Same " (NAME)	85 W 102 B 5
141 Karen Drive		105-070
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Mt. Juliet Tenn. 37122 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of thirty-two thousand and no/100----------
($32,000.00) ---------- DOLLARS

The receipt of which is hereby acknowledged BOOK 6409 PAGE 303

C.P Toney and Joseph H. Mangum

have bargained and sold, and by these presents do transfer and convey unto the said Dennis R. Britt and wife, Sharon J. Britt

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: TRACT NUMBER 1:

BEING the northeast part of Block "B" on the Plan of Merritt-Hagan Land, as of record in Minute Book "N", page 241, County Court Clerk's Office for said County, described as follows: BEGINNING at the southwest corner of Rains Avenue and a 40 foot street (Now known as Zimmerlee Street) shown on the Plan of the Subdivision of Block "A" as of record in Book 421, page 153, Register's Office for said County; thence with the westerly margin of Rains Avenue southerly 80 feet; thence westerly parallel with said street 150 feet to an alley; thence with said alley northerly 80 feet to the southerly margin of said street; thence with the southerly margin of said street easterly 150 feet to the beginning.

TRACT NUMBER II:

BEING the north 50 feet of the south 200 feet of the east one-half of the Block "B" on the Plan of Merritt Lands, of record in Minute Book "N", page 241, County Court Clerk's Office for said County and described as follows: BEGINNING on the westerly margin of Rains Avenue 150 feet northerly from the northerly margin of Merritt Avenue; thence with the westerly margin of Rains Avenue, northwardly 50 feet; thence at right angles westwardly 150 feet to the easterly margin of an alley; thence with the easterly margin of said alley, southwardly 50 feet, thence eastwardly 150 feet to the beginning. BEING the same property conveyed to C.P. Toney and Joseph H. Mangum by Deed from M. Bryan Stanley and wife, Patricia H. Stanley, of record in Book 5861, page 15, Register's Office for Davidson County, Tennessee.

This is not the usual place of residence of either of the grantors.

unimproved ( )
This is improved ( ) property, known as _____ (House Number) _____ (Street)

_____ (P. O. Address) _____ (City or Town) _____ (Zip Code)

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.

Whenever 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 hands this 23 day of October, 19 84

C.P Toney

Joseph H. Mangum

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, Phillip Sanders, a Notary Public in and for said County and State, the within named C.P. Toney and Joseph H. Mangum

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

Witness my hand and official seal at Nashville, Tennessee, this 23 day of October, 19 84

My commission expires Nov. 30, 1986 Notary Public Phillip Sanders

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 37,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Phillip Sanders

Sworn to and subscribed before me this 23rd day of October, 19 84

~~My commission expires~~ _____ Notary Public B. Edwards Dep. Reg.

Name	This instrument was prepared by: Address

REC'D 1.50 3:44
IDENTIFICATION REFERENCE
OCT 23 2 22 PM '84
FELIA E. NELSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

C.P. Toney and Joseph H. Mangum

TO

Dennis R. Britt and wife Sharon J. Britt

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

PEDIGO & SAINDON

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____ BOOK 6409 PAGE 305

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

32000.00- CAMT.
83.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 89.70-
0925A10/23/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 8 3 4 4

IDENTIFICATION REFERENCE

Dec 23 1 29 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0079160