BOOK 6610 PAGE 193

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Carl W. Franklin, et ux (NAME) | Same (NAME) | 54 Part of Par 1 |
| 109 Kennett Rd (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Old Hickory, TN 37138 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of* TEN AND NO/100 ($10.00)---------- Dollars, and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged.

We, Marydelle C. Brown a widow and Herman Eugene Brown, Jr. and wife, Susan Owens Brown

*have this day bargained and sold, and do hereby transfer and convey unto the said* Carl W. Franklin and wife, Julia R. Franklin, their heirs and assigns,

*certain real estate in Davidson County, Tennessee, as follows:*

Land lying and being in Davidson County, Tennessee and described according to an unrecorded survey made by Cummings and Associates, July 25, 1983 described as follows to wit:

Beginning at the northeast corner of Lot 140 on the Plan of Brandywine Farms, Sec. 4 as of record in Book 3700, page 108, Register's Office for Davidson County, Tennessee; thence south 6 deg. 16' 00" east 79.9 feet to a concrete monument; thence north 1 deg. 27' 04" east 72.61 feet to a point; thence north 50 deg. 25' 00" west 14.0 feet to an iron pin; thence south 6 deg. 16' 00" east 2.10 feet to a concrete monument the point of beginning.

Being part of the property conveyed to Herman E. Brown, Sr. and wife, Marydelle C. Brown and Herman Eugene Brown, Jr. and wife, Susan Owens Brown by deeds of record in Book 3899, page 497, Register's Office for Davidson County, Tennessee. The said Herman E. Brown, Sr. is now deceased.

The above described property is an addition to Lot 140 Brandywine Farms, Sec. 4 and is not an individual building site.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 5000.00

Subscribed and sworn to before me, this the 16th day of August 1983

Affiant

My commission expires: 4-19-87 (Affix Seal)

Notary Public

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P.O. Address (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

*We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.*

*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* 16th *day of* August *19* 83 *The corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Herman E. Brown

Susan Owens Brown

Marydelle C Brown

This Instrument Was Prepared By

Dewey W. Pedigo

Of The Law Firm Pedigo & Scandon
Stahlman Building: Nashville, Tennessee

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STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

*Personally appeared before me,* ..... *a Notary Public in and for said County and State,* Marydelle C. Brown, a widow and Herman Eugene Brown, Jr. and wife, Susan Owens Brown

*the within named 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* Nashville, *Tennessee,*
*this* 16th *day of* August, *19*83.

*Commission expires* MY COMMISSION EXPIRES APRIL 19, 1987 Notary Public

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

*Before me,* ....., *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* ..... *he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

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

..... Notary Public

*Commission expires* .....

J 2: 1:9 0 8

**WARRANTY DEED**

FROM

MARYDELLE C. BROWN, ET AL

TO

CARL W. FRANKLIN, ET UX

IDENTIF. REFERENCE

JUL 19 9 39 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Compliments of
**Chicago Title Insurance Company**
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

PEDIGO & SAINDON

CHECK -09.00 01/40 6816

N

W E

S

U.S.A. - Old Hickory Lake
Db. 3343 Pg. 440
R.O.D.C.

Lot 139

49.7'

S50°25'00"E 14.00'

I.r.(m)

C.M.(o)

14.0'

2.01'

Note!
This is a "Class A" survey.
The unadjusted ratio of precision is less than 1:7500.

GARY R. CUMMINGS
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 39

This Property (Total)

N16°16'00"W 62.00'
79.90'

72.61'

S1°27'04"W 72.61'

108.0'

Lot 140

Dr. Carl Franklin prop.

Herman E. Brown, Sr.
et ux, et al
Map 54 Par. 1
23.2± acres

C.M.(o)

48.0'

170.0'

C.M.(o)

Lot 141

An Addition To Lot 140
Brandywine Farms, Sec. 4
Taken From The.

HERMAN E. BROWN, SR.
Property

Map 54 Par. 1 2nd. Civil Dist.
Davidson County Tennessee
Scale 1" = 20' July 25, 1983

Cummings and Associates
Engineers and Surveyors
225 Lebanon Rd.
Mt. Juliet, Tenn. 37122

# 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 |
|---|---|---|---|---|
| | | | 500.00- CAPIT. | |
| | | | 13.00 CSTAX | |
| | | | .50 PRFEE | |
| | | | 9.00 WDEED | |
| | | | CHECK | 22.50- |
| | | | 9189A07/19/85 BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 21 1 9 0 8

IDENTIF. REFERENCE

JUL 19 9 37 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 155347