FILE BOX 9

BOOK 6635 PAGE 889

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,900.00

Mark Brakebill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF August 1985.

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 11-1-87
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Mark Brakebill (NAME) | Atlantic Coast Mortgage Company (NAME) | MAP 128-10 |
| 244 New Sawyer Brown Road (STREET ADDRESS OR ROUTE NUMBER) | 3819 S. George Mason Drive, Suite G (STREET ADDRESS) | PARCEL 67 |
| Nashville, TN. 37221 (CITY) (STATE) (P. O. ZIP) | Baileys Crossroads, VA 22041 (CITY) (STATE) (ZIP) | FB# 9D-57609 |

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, Leslie L. Crowder and wife, Bonnie Crowder

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark Brakebill and Dessie P. Smith, as joint tenants with rights of survivorship

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 Davidson County, Tennessee, being Lot No. 94 on the plan of Stacy Square, Section III, of record in Book 4175, page 154, Register's Office for said County.

SAID Lot no. 94 fronts 72.0 feet on the southeasterly margin of Sawyer Brown Road and extends back 143.8 feet on the northeasterly line and 155.2 feet on the southwesterly line to a dead line in the rear, measuring 72.90 feet thereon.

BEING the same property conveyed to Leslie L. Crowder and wife, Bonnie Crowder by Quitclaim deed from John Aaron Holt, Trustee of record in Book 6576, page 114, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to: (a) property taxes for 1985 for which Grantees will be responsible; (b) restrictive covenants of record in Book 4467, page 85, said Register's Office; (c) matters set forth on said plan.

30393

IDENTIFICATION REFERENCE

AUG 21 2 16 PM '85

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 244 New Sawyer Brown Road, Nashville, TN. 37221
(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 hands this 20th day of August, 1985

Leslie L. Crowder

Bonnie Crowder

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Leslie L. Crowder and wife, Bonnie Crowder

the bargainors, 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 20th day of August 1985

Commission expires 11-1-87

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

Leslie L. Crowder and wife,

Bonnie Crowder

TO

Mark Brakebill and Dessie

P. Smith

John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 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 |
|---|---|---|---|---|
| | | | 58900.00- CAPT. | |
| | | | 153.14 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 MDEED | |
| | | | CHECK | 159.64- |
| 9647A08/21/85 | | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30393

IDENTIFICATION REFERENCE

AUG 21 2 16 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 165553