BOOK 6671 PAGE 801

STATE OF TENNESSEE }
COUNTY OF }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 41117.54

Joseph M. Mutuku
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF October, 1985

Notary Public

MY COMMISSION EXPIRES 5-13-89

THIS INSTRUMENT WAS PREPARED BY

LAWYERS TITLE OF MIDDLE TENNESSEE, INC. 111 Union St., Nashville, TN 37201
NAME ADDRESS

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| JOSEPH MUTUKU (NAME) | Mid-States MOrtgage (NAME) | 071-16-066 |
| 1406 Montgomery Avenue (STREET ADDRESS OR ROUTE NUMBER) | G.P.O. Box 463-A (STREET ADDRESS) | 12DA44115 |
| Nashville, TN 37216 (CITY) (STATE) (P.O. ZIP) | Detroit, Michigan 48232 (CITY) (STATE) (ZIP) | |

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, JESSE J. BROWN, an unmarried person

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

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 southerly 50 feet of Lot 13, William & Hayes Belleview Subdivision, Plan E, as shown by plan of record in Book 332, page 51 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Jesse J. Brown by deed from William H. Dorris, of record in Book 6286, page 713, Register's Office for Davidson County, Tennessee.

This conveyance is SUBJECT TO a Deed of Trust dated March 31, 1984, payabel to Bradley Mortgage Co., Inc., recorded in Book 6286, page 716, Register's Office for Davidson County, Tennessee.

RUSH

IDENTIFICATION REFERENCE

41249

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Oct 2 2 56 PM '85

This is improved (XX) unimproved ( ) property, known as 1406 Montgomery Avenue 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 October, 1985

Jesse J. Brown
JESSE J. BROWN

2557

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JESSE J. BROWN

the bargainor, with whom I am personally acquainted, 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 October 19 85

Commmission expires 5-13-89

Notary Public

STATE OF TENNESSEE }

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

TO

**Furnished by:**
***Lawyers Title***
***of Middle Tennessee, Inc.***

One Eleven Union St.
Nashville, TN 37201
(615) 242-1708

# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6671 PAGE 803

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 41117.54- CAMT. | |
| | | | 106.86 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 113.36- |
| 2757A | 10/02/85 | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

41249

IDENTIFT REFERENCE

OCT 2 2 56 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 178326