BOOK 6683 PAGE 777

feb 7

FORM NO. WD-1

17217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$56,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF October, 19 85

Notary Public

MY COMMISSION EXPIRES: 4-[illegible]-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

SATURN & MAZER, ATTORNEYS, 212 Third Avenue, North, Nashville, Tennessee - 37201

NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| JOHN DOUGLAS BROWN, JR. (NAME) | Regency Mortgage, Inc. (NAME) | MAP 72-12 |
| 2004 Piedmont Avenue (STREET ADDRESS OR ROUTE NUMBER) | 260 Regency Court (STREET ADDRESS) | PAR 165 |
| Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP) | Waukesha, Wisconsin 53186 (CITY) (STATE) (ZIP) | 15 DZ 56070 |

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, RITA ANNE CATHEY MEDDERS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN DOUGLAS BROWN, JR. and wife, LORI ANN H. BROWN

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. 175 and the easterly one-half of Lot No. 174 on the Map of Dalewood, Section III, as of record in Book 1835, page 20, Register's Office for Davidson County, Tennessee. SAID Lot No. 175 and part of Lot 174 adjoin and front together 115 feet on the south side of Piedmont Avenue and run back between lines 155.4 feet on the east line and 157 feet on the west line, to a dead line on which they measure 100 feet.

BEING the same property conveyed to Rita Anne Cathey by divorce decree from Thomas Eugene Cathey, of record in Book 5122, page 449, Register's Office for Davidson County, Tennessee. The said Rita Anne Cathey having since married and her husband Charles Medders joining in this conveyance for the express purpose of conveying all his marital rights in subject property.

This is unimproved ( ) X improved ( ) property, known as 2004 Piedmont Avenue, Nashville, TN 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 his hand this 10th day of October, 19 85

Rita Anne Cathey Medders
RITA ANNE CATHEY MEDDERS

Charles A. Medders
CHARLES A. MEDDERS

STATE OF TENNESSEE
Davidson County

BOOK 6683 PAGE 778

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RITA ANNE CATHEY MEDDERS

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19th day of October, 85

Commission expires 4-19-87

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

RITA ANNE CATHEY MEDDERS

TO

JOHN DOUGLAS BROWN, JR.

LORI ANN H. BROWN

PREPARED BY:

SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201

Phone: 259-1666

OCT 16 3 02 PM '85
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

44918

# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6683 PAGE 779

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

5690 10-
147.5
.50
6.00
154.
7066A10/16/85 3:L .30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44918

IDENTIFICATION REFERENCE

Oct 16 3 01 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 182533