THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
225 Lebanon Road - Box 425
Mt. Juliet, TN 37122

BOOK 6784 PAGE 946

ADDRESS NEW OWNER:
William R. McBroom, et ux
119 SUNSET DR.
MT. JULIET, TN 37122

SEND TAX BILLS:
FirstBank Mtg. Co.
P.O. Box 6548
Springfield, IL 62708

MAP-PARCEL:
Map 87-13
Parcel 98

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **John Davenport and wife, Patricia Davenport,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **William R. McBroom and wife, Sandra K. McBroom,** 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. 206 on the Plan of Valley Grove, Section 8, as of record in Plat Book 5200, page 606, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being a part of the property conveyed to John Davenport and wife, Patricia Davenport, by virtue of a deed from, Robert E. Earheart and wife, V. Lucretia Earheart as of record in Deed Book 6163, page 860, Register's Office for Davidson County, Tennessee.
>
> It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a fist mortgage Deed of Trust to Capitol Mortgage Corporation, of record in Trust Deed Book 6381, page 532, Register's Office for Wilson County, Tennessee, and also that the escrow account in connection with the aforesaid mortgage is hereby transferred to the said Grantees.

This is improved property known as Forest Ridge Drive, Hermitage, Tennessee 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 6139, page 443, and easements, covenants and conditions as shown on the plan of record in Plat Book 5200, page 606, said Register's Office.

**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 30th day of October, 1985.

John Davenport
JOHN DAVENPORT

Patricia Davenport
PATRICIA DAVENPORT

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John Davenport and wife, Patricia Davenport**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 30th day of October, 1985.

Bunte T. Robertson
NOTARY PUBLIC

My Commission Expires: 7-13-86

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is $66,096.00.

W K McBrown
AFFIANT

Subscribed and sworn to before me this 30th day of October, 1985.

Bunte T. Robertson
NOTARY PUBLIC

My Commission Expires: 10/12/86

RUSH
5.1482
IDENTIFICATION REFERENCE
Nov 7 | 00 PM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

# 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 |
|---|---|---|---|---|

66096.29- CAPT.
171.86 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 178.36-
4806A11/07/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 1 4 8 2

IDENTIFICATION REFERENCE

NOV 7 1 99 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 190067