BOOK 6754 PAGE 432

Mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Dennis Keith Brandt 310 Rembrandt Old Hickory, Tn. 37138	Nationwide Lending Group, Inc. 2161 Central Avenue P. O. Box 3249 Augusta, Ga. 30904	Map 25-11 Parcel 4 GO-17316

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, including the assumption of a certain note and deed of trust dated March 2, 1984, executed by Thomas Skinner and wife, Janet Skinner to Joseph A. Morris, Trustee, of record in Book 6242, page 626, Register's Office, Davidson County, Tennessee, payable to Morris Mortgage Corporation in the original principal amount of $85,500.00, which the Grantees herein agree to assume in full and hold Grantors harmless from same, We, THOMAS SKINNER and wife, JANET SKINNER, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said DENNIS KEITH BRANDT and wife, PATRICIA BRANDT, hereinafter referred to as 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 Lot No. 67 on the Plan of Section Three, Ranchwood Estates, of record in Book 3300, page 59, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Thomas Skinner and wife, Janet Skinner, by deed from Lonnie Harry Hall and wife, Hilma Alice Hall, of record in Book 6242, page 623, Register's Office, Davidson County, Tennessee.

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, the GRANTORS 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 warrant that the same is unencumbered, except as follows:

1. 1985 State, County and City of Goodlettsville taxes prorated between the parties and assume by Grantees.

2. Deed of trust executed by Thomas Skinner and wife, Janet Skinner, of record in Book 6242, page 626, said Register's Office, and assumed in full by Grantees herein.

3. Restrictions in Book 3398, page 479, said Register's Office.

4. Easement for sanitary sewers to City of Goodlettsville, of record in Book 5847, page 932, said Register's Office.

5. The Plan of record in Book 3300, page 59, said Register's Office, shows Owner's Certificate, 40 foot setback line from Rosehill Drive, 10 foot easement for utilities along the rear, and 2.5x30 foot utility anchor easement located on the northwesterly corner of said lot.

And We, the GRANTORS 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.

WITNESS our hands on this the 31st day of December, 1985.

Thomas Skinner
THOMAS SKINNER, Grantor

Dennis Keith Brandt
DENNIS KEITH BRANDT, Grantee

Janet Skinner
JANET SKINNER, Grantor

Patricia Brandt
PATRICIA BRANDT, Grantee

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 THOMAS SKINNER and wife, JANET SKINNER, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 31st day of December, 1985.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-9-88

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 DENNIS KEITH BRANDT and wife, PATRICIA BRANDT, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 31st day of December, 1985.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $89,912.61.

Dennis Keith Brandt
Affiant

Sworn to and subscribed before me, this the 31st day of December, 1985.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

658665

IDENTIFICATION REFERENCE

JAN 3 8 53 AM '86

FELIX E. WILSON, 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
			89?12.61- CAPIT.	
			233.74 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	243.24-
			2298A01/03/86 BAL	.01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIFI REFERENCE

JAN 3 8 53 AM '86

FELIX Z. WILSON, II, REGISTER

DAVIDSON COUNTY, TENN.

65365

No. 207139