D#1774
#430546-3

This instrument prepared by: DENNEY, LACKEY & CHERNAU
P. O. Box 3429
218 Third Avenue, North
Nashville, Tennessee 37219-0429

BOOK 6760 PAGE 351

| Address New Owner(s) as follows: | Send Tax Bills: | Map & Parcel No. |
|---|---|---|
| William R. Ray, Jr.<br>906 Fairwin Avenue<br>Nashville, TN 37216 | Fidelity Federal<br>401 Union St.<br>Nashville, TN 37219 | 72-9-297<br>15DA-2905 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars cash in hand paid by the herinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

JUDITH CRON BROWN and husband, JAMES M. BROWN,
LAURIE CRON SUTTON and husand, DAVID E. SUTTON,
NANCY CRON PEWITT and husband, ROBERT A. PEWITT,
ELIZABETH M. ABBOTT and husband, HENRY P. ABBOTT, JR.,
THOMAS CARLYLE MAYBERRY and wife, BETTY M. MAYBERRY,
EILEEN M. MOODY and husband, D.E. MOODY,
NANCY M. RAY and husband, W. R. RAY,

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto WILLIAM R. RAY, JR. and wife, CYNTHIA RAY 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 being Lot Number 49 of the Eskridge Subdivision of Part of the W. B. Franklin Property of record in Book 547, page 52, Register's Office for Davidson County, Tennessee.

Said Lot Number 49 fronts 60 feet on the southwesterly side of Fairwin Avenue and runs back between parallel lines 175 feet to a line in the rear which measures 60 feet thereon.

Being the same property conveyed to Marguerite M. Cron, Elizabeth M. Abbott, Thomas Carlyle Mayberry, Eileen M. Moody, and Nancy M. Ray by Will of Gladys Eva Gough Mayberry of record in Will book 151, page 367 Probate Court for Davidson County, Tennessee. The said Marguerite M. Cron having since died, the property is vested in Judith Cron Brown, Laurie Cron Sutton, and Nancy Cron Pewitt, as heirs at law of Marguerite M. Cron

Laurie Cron Sutton and Laurie C. Sutton are one and the same person.

This is improved property known as 906 Fairwin Avenue, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD the said tract or parcel of land with 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 26th day of December, 1985.

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Judith Cron Brown — James M. Brown IV

Laurie Cron Sutton — David E. Sutton

Nancy Cron Pewitt — Robert A. Pewitt

Elizabeth M. Abbott — Henry P. Abbott, Jr.

Thomas Carlyle Mayberry — Betty P. Mayberry

Eileen M. Moody — D. E. Moody

Nancy M. Ray — W. L. Ray

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me LARRY G. LITTLE, a Notary Public in and for the State and County aforesaid, the within named Judith Cron Brown and husband Judith Cron Brown James M. Brown III, 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 at office this 26th day of December, 1985.

Larry G. Little
Notary Public

My commission expires: 10-13-89

STATE OF Texas
COUNTY OF Tarrant

Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, the within named Laurie Cron Sutton and husband Laurie C. Sutton David E. Sutton 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 at office this 23rd day of December, 1985.

Martha L Blackmon
Notary Public

My commission expires: 6-30-88

STATE OF _____
COUNTY OF _____

Personally appeared before me _____, a Notary Public in and for the State and County aforesaid, the within named Laurie Cron Sutton and husband _____, 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 at office this _____ day of _____, 1985.

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_____
Notary Public

My commission expires: _____

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me Larry G. Little, a Notary Public in and for the State and County aforesaid, the within named Nancy Cron Pewitt and husband Nancy Cron Pewitt Robert A. Pewitt 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 at office this 26th day of December, 1985.

Larry G. Little
Notary Public

My commission expires: 10-13-87

STATE OF TENN
COUNTY OF Robertson

Personally appeared before me John T. White IV, a Notary Public in and for the State and County aforesaid, the within named Elizabeth M. Abbott and husband ~~John T. White IV~~ Henry P. Abbott Jr 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 at office this 25 day of Dec, 1985.

John T. White IV
Notary Public

My commission expires: 4-13-87

STATE OF TENN
COUNTY OF Robertson

Personally appeared before me John T. White IV, a Notary Public in and for the State and County aforesaid, the within named Thomas Carlyle Mayberry and wife Betty M Mayberry, 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 at office this 25 day of Dec, 1985.

John T. White IV
Notary Public

My commission expires: 4-13-87

STATE OF Tenn
COUNTY OF Sumner

Personally appeared before me John T. White, Jr., a Notary Public in and for the State and County aforesaid, the within named Eileen M. Moody and husband D. E. Moody, 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 at office this 25 day of Dec, 1985.

John T. White, Jr.
Notary Public

My commission expires: 4-13-87

STATE OF Tenn
COUNTY OF Robertson

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Personally appeared before me John T. White, Jr., a Notary Public in and for the State and County aforesaid, the within named Nancy M. Ray and husband W. R. Ray, 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 at office this 25 day of Dec., 1985.

John T. White, Jr.
Notary Public

My commission expires: 4-13-87

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual considerationor value, whichever is greater, for this transaction is $35,000.00.

Nancy R. Ray
Affiant

Subscribed and sworn to before me, this the 10th day of January, 1986.

Judy L. Weller
Notary Public

My commission expires 10-24-88

6801 9

IDENTIFICATION REFERENCE

JAN 10 3 12 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6760 PAGE 355

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 3503.10- CAPIT. | |
| | | | 91.00 CSTAX | |
| | | | .50 PRFEE | |
| | | | 10.00 MORTG. | |
| | | | CHECK | 103.50- |
| 4867A01/10/86 | | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 8 0 1 9

IDENTIFICATION REFERENCE

JAN 10 3 12 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 209648