file box 8/jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

BOOK 6819 PAGE 571

ADDRESS NEW OWNER:
Tony Brown
924 Lynwood Boulevard
Nashville, TN 37205

SEND TAX BILLS TO:
SAME

MAP-PARCEL NUMBERS:
MAP 103-16
PARCEL 037
7DA-03160

## WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Stephen J. Holzapfel and wife, Sue M. Holzapfel hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Tony Brown hereinafter called the Grantee, Grantee's 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. 17 on the Map of Kimpalong Place, of record in Book 547, page 18, Register's Office for said County.

SAID Lot No. 17 fronts 100 feet on the southerly margin of Kimpalong Avenue and extends back between parallel lines 175 feet to a dead line.

BEING the same property conveyed to Stephen J. Holzapfel and wife, Sue M. Holzapfel by deed from Russell K. Murfree, Judy K. Benyo and Dan E. Huffstutter as Co-Administrators of the Estate of Elizabeth Kelley and Russell K. Murfree, Individually, and Judy K. Benyo, Individually, of record in Book 6732, page 512, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

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IDENTIFICATION REFERENCE

APR 2 | 45 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as 3911 Kimpalong Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 1st day of April, 19 86.

Sue M. Holzapfel
Sue M. Holzapfel

Stephen J. Holzapfel
Stephen J. Holzapfel

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

On this 1st day of April, 19 86, before me personally appeared Stephen J. Holzapfel and wife, Sue M. Holzapfel, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

NOTARY PUBLIC LARUE STATE OF TENN.

My Commission Expires: 10-24-88

Notary Public

**STATE OF TENNESSEE**
**COUNTY OF** _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

_____
Notary Public

My Commission Expires: _____

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 98,000.00 .

_____
Affiant

Subscribed and sworn to before me, this the 1st day of April, 1986.

_____
Notary Public

My Commission Expires: 10-24-88

**WARRANTY DEED**

from:
Stephen J. Holzapfel and wife, Sue M. Holzapfel

to:
Tony Brown

**PERCY WILKINS, JR.**
and
**CHRISTY WILKINS IVEY**
**Attorneys at Law**
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

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

RECEIVED OF _____

FOR _____

BOOK 6819 PAGE 573

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

98000.00- CAMT.
254.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 261.30-
911-7A04-02/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 8 1 8 6

IDENTIFICATION REFERENCE

APR 2 1 45 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 233297