FILE BOX 3

BOOK 6819 PAGE 930

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,721.89

Ericka L. Todd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF April 19 86

Notary Public

MY COMMISSION EXPIRES: 2-28-90

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
EDWARD SEDDON — 1187 VULTEE BOULEVARD — NASHVILLE, TN 37217

| NAME | ADDRESS | |
|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
| Ericka L. Todd (NAME) | Centrust Mortgage Corporation (NAME) | 74-4 |
| 828 Hermitage Ridge (STREET ADDRESS OR ROUTE NUMBER) | 350 SW 12th Avenue (STREET ADDRESS) | 47 |
| Hermitage, TN. 37076 (CITY) (STATE) (P.O. ZIP) | Deerfield Beach, FL 33442 (CITY) (STATE) (ZIP) | 4D-66705 |

FOR AND 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, Phil C. Brewer and wife, Betty Ann Brewer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ericka L. Todd, unmarried

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.

Being Lot No. 20 on the Plan of Hermitage Hills, Section 12, of record in Book 4675, page 125, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Phil C. Brewer and wife, Betty Ann Brewer "as tenants by the entirety" by deed from Dennis Murray Thompson a single person of record in Book 5568, page 583, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.

This conveyance is subject to any and all existings easements and restrictions of record.

This conveyance is subject to a Deed of Trust executed by Dennis Murray Thompson to Federated Financial Mortgage Corporation dated November 18, 1978 with a present unpaid balance of approximately $46,021.89, of record in Book 5366, page 884, which the Grantees herein hereby assums and agrees to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

This is unimproved ( - ) improved ( XX ) property, known as 828 Hermitage Ridge (House Number) (Street), (P.O. Address) Hermitage, TN. 37076 (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 our hand this 1st day of April, 19 86

Betty Ann Brewer

Phil C. Brewer

9245

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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 Phil C. Brewer and wife, Betty Ann Brewer

or proved to me on the basis of satisfactory evidence

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of April 19 86.

Commission expires 2-28-90

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) (they) as such _____ and _____ being authorized so to do, execute 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

83044
IDENTIFICATION REFERENCE
APR 9 8 14 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**WARRANTY DEED**

FROM
Phil C. Brewer
Betty Ann Brewer

TO
Ericka L. Todd

**RETURN TO:**

**SOUTHERN ESCROW COMPANY**
1187 Vultee Boulevard
Nashville, Tennessee 37217

**EDWARD SEDDON**
ATTORNEY - AT - LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

**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 |
|---|---|---|---|---|
| | | | 63721.89- CAMT. | |
| | | | 165.62 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK 172.12- | |
| 9245A04/03/86 | | | BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88304

IDENTIFICATION REFERENCE

APR 3 8 24 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 233417