File Box 24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,000.00

Tina D. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 1986

Patricia E. Clark
Notary Public

MY COMMISSION EXPIRES: 5/13/89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Larry L. Westbrook, Attorney P. O. Box 150349 Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth D. Brown and wife, Tina D. Brown (NAME)	CityFed Mortgage Company (NAME)	Map 150-10
3456 New Towne Road (STREET ADDRESS OR ROUTE NUMBER)	125 Belmont Drive (STREET ADDRESS)	Parcel 64
Antioch, Tn. 37013 (CITY) (STATE) (P. O. ZIP)	Somerset, New Jersey 08873 (CITY) (STATE) (ZIP)	2D 69358

FOR AND IN 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, Dean R. Leathers and wife, Kimberly G. Leathers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth D. Brown and wife, Tina D. Brown, as tenants by the entirety.

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 im Davidson County, Tennessee, being Lot No. 194 on the Plan of Towne Village of the Country, Section 3 , Resubdivision of Lots 193, 194, 195, and 196, as of record in Plat Book 5800, Page 340, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Dean R. Leathers and wife, Kimberly G. Leathers by deed from Randall Phillips Builders, Inc., of record in Book 6226, page 530, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to restrictions of record in Book 5635, Page 545, Register's Office, Davidson County, Tennessee.

THIS conveyance is made subject to an easement for drainage and utility and building lines of record in Book 5800, Page 340, Register's Office, Davidson County, Tennessee.

THIS conveyance is made subject to any and all easements of record, said Register's Office.

This is unimproved ( ) improved (XX) property, known as 3456 New Towne Road (House Number) (Street) Antioch, Tennessee 37013 (P O Address) (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 s this 30th day of April, 1986

Dean R. Leathers

Kimberly G. Leathers

3001 (6/82) (Individual) First American Title Company

STATE OF CALIFORNIA
COUNTY OF Orange } ss.

On February 7 1986 before me, the undersigned, a Notary Public in and for said State, personally appeared Kimberly G. Leathers

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

OFFICIAL SEAL
SANDRA LEE JORDAN
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Comm. Expires Nov. 25, 1986

WITNESS my hand and official seal.

Signature Sandra Lee Jordan

(This area for official notarial seal)

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otary Public in and for
thers
ory evidence), and who
oses therein contained.
is _____ day of

Notary Public

GENERAL ACKNOWLEDGMENT NO. 20

State of California
County of Los Angeles } ss.

On this the 4 day of February 19 86, before me,

PHYLIS KENNEY,

the undersigned Notary Public, personally appeared

DEAN R. LEATHERS,

OFFICIAL SEAL
PHYLIS KENNEY
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires AUG 28, 1987

☒ personally known to me
☐ proved to me on the basis of satisfactory evidence
to be the person(s) whose name(s) IS subscribed to the within instrument, and acknowledged that HE executed it.
WITNESS my hand and official seal.

Phylis Kenney
Notary's Signature

7110 122

NATIONAL NOTARY ASSOCIATION • 23012 Ventura Blvd. • P.O. Box 4625 • Woodland Hills, CA 91364

WARRANTY DEED

FROM

Dean R. Leathers and wife,

Kimberly G. Leathers

TO

Kenneth D. Brown and wife,

Tina D. Brown

Compliments of
Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219
Phone (615) 259-2290

MAY 2 3 17 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

97373

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

64000.00- CONT.
166.40 CSTAX
.60 PRFEE
6.00 WDEED
CHECK 172.90-
0007A05/02/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97373

IDENTIFICATION REFERENCE

MAY 2 3 17 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 243936