VIII-C/SA25

This instrument prepared by: JOHN R. REYNOLDS
JACKSON, TANNER & REYNOLDS
Attorneys at Law
216 Third Avenue, North
Nashville TN 37201

WARRANTY DEED BOOK 6859 PAGE 51

Address New Owner(s) as follows:	Send Tax Bills to:	Map/Par. No.
Fred A. Brumbach et ux	SAME	10D-26023
328 View Ridge Drive		Map No.16
Goodlettsville TN 37072		Par. 124

For and in consideration of the sum of SEVEN THOUSAND FIVE HUNDRED ($7,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, we, H. C. TANKSLEY, JR. and wife, DOROTHY BALDWIN TANKSLEY, hereinafter referred to as the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto FRED A. BRUMBACH and wife, VIVIAN G. BRUMBACH, 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, Tennessee, being Lot No. 40 on the Plan of Section One, Ridgeview Estates, as shown of record in Book 5200, page 356, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 40 fronts 100 feet on the southeasterly margin of View Ridge Drive and extends back 368.1 feet on the northeasterly line and 420.5 feet on the southwesterly line to a dead line in the rear, measuring 181.0 feet thereon.
>
> Being the same property conveyed to H. C. Tanksley, Jr. and wife, Dorothy Baldwin Tanksley, by Installment Deed from Lama Terra Limited, a Tennessee Limited Partnership, as shown of record in Book 5822, page 532, Register's Office for Davidson County, Tennessee.

This is unimproved property, known as 324 View Ridge Drive, Goodlettsville, Davidson County, Tennessee 37072.

TO HAVE AND TO HOLD 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 Grantors do covenant with the said Grantees that they 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;

0 1 4 8 1

IDENTIFICATION REFERENCE

MAY 16 12 02 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

and they do further covenant and bind themselves/their heirs and assigns, to warrant and forever defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 15th day of May 1986.

H. C. Tanksley Jr.
H. C. TANKSLEY, JR.

Dorothy B. Tanksley
DOROTHY BALDWIN TANKSLEY

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 H. C. TANKSLEY, JR. and wife, DOROTHY BALDWIN TANKSLEY, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 15th day of May 1986.

Betty D. Dale Notary Public

My commission expires 4-7-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $7,500.00.

John R. Reynolds Affiant

Subscribed and sworn to before me this 15th day of May 1986.

Tom M. Kelly Lish, Jr. Notary Public

My commission expires: My Commission Expires Jan. 10, 1989

NOTE TO REGISTER:

Upon recording, please return the recorded instrument to:

JOHN R. REYNOLDS
JACKSON, TANNER & REYNOLDS
Attorneys at Law
216 Third Avenue, North
Nashville TN 37201

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6859 PAGE 53

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

750[illegible].00- CANT.
19.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 26.00-
491BA05/16/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01481

IDENTIFICATION REFERENCE

MAY 16 12 02 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 248723