BOOK 6870 PAGE 306

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

65,000.00 × Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF May 19 86

Notary Public

MY COMMISSION EXPIRES: July 18 1987

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, 325 PLUS PARK BOULEVARD, NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Brian Keith Myers (NAME)	Capitol Mortgage Corporation (NAME)	MAP 96-14
3041 Boulder Park (STREET ADDRESS OR ROUTE NUMBER)	1100 Kermit Drive #206 (STREET ADDRESS)	PARCEL 224
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	3DZ-61636

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, John C. Brackin and wife, Donna C. Brackin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian Keith Myers and wife, Teresa Lynn Myers

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, Tennessee, being Lot No. 40 on the Plan of Hickory Bend, Section 4, as of record in Book 4175, Register's Office for Said County.

Said Lot No. 40 fronts 98.00 feet on the easterly side of Boulder Park Drive and extends back 135.4 feet on the southerly line and 145.80 feet on the northerly line to a rear line, measuring 50.5 feet thereon.

Being the same property conveyed to John C. Brackin and wife, Donna P. Brackin by quitclaim deed from Lee Ann Hollingsworth of record in Book 4970, page 829, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions, and building setback lines of record.

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IDENTIFICATION REFERENCE

MAY 29 10 58 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

unimproved ( )
This is improved (X) property, known as 3041 Boulder Park, Nashville, TN 37214
(House Number) (Street) (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 27th day of May, 19 86

Donna C. Brackin — Donna C. Brackin
John C. Brackin — John C. Brackin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John C. Brackin and wife, Donna C. Brackin

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 27th day of May 19 86

Commission expires July 18, 1987

Notary Public

STATE OF TENNESSEE

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) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and (they) _____, being authorized so to do, executed 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

WARRANTY DEED

FROM
John C. Brackin
Donna C. Brackin

TO
Brian Keith Myers
Teresa Lynn Myers

Return to:

LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6870 PAGE 308

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
			65000.00- CONT. 169.00 STATE .50 PRFE. 6.00 MISC SUB TOTAL 175.50-	

SP10AC5/29/86 3:2[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0.5.1-7.0

IDENTIFICATION REFERENCE

MAY 29 10 58 AM 86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 252923