File 46

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| M. Fred Ammons and wife, Frances Lucille Ammons | Security Federal Savings & Loan | 108-16-336 |
| 221 River Oaks Pd. (NAME) | 4235 Hillsboro Road | |
| Brentwood, TN. 37027 (STREET ADDRESS OR ROUTE NUMBER) | Nashville, Tn. 37215 (STREET ADDRESS) | |
| (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | |

**WARRANTY DEED**

BOOK 6872 PAGE 231

For and in consideration of the sum of ----------($10.00)----------
----------TEN AND NO/100---------- DOLLARS
and wife, Frances Lucille Ammons

Cash in hand paid by M. FRED AMMONS, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, ROBERT E. LaBREC AND WIFE, ITHACA S. LaBREC,
have bargained and sold, and by these presents do transfer and convey unto the said
M. FRED AMMONS AND WIFE, FRANCES LUCILLE AMMONS,
the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson
County, State of Tennessee, described as follows:

Being Lot No. 106-B on the Plan of Zone Lot Division, Lots 105 thru 110, PERCY PRIEST WOODS, SECTION FOUR, of record in Book 6250, page 843, Register's Office for said County, and also shown as part of Lot 106 on the Final Plat, Section Four, Percy Priest Woods Subdivision, of record in Book 6250, page 357, said Register's Office, to which plans reference is hereby made for a more complete description.

Being part of the property conveyed to Robert E. LaBrec, by Deed from Percy Priest Woods, a Joint Venture, of record in Book _____, Page _____, Register's Office for said County.

This conveyance is made subject to the matters set out in Exhibit A attached hereto and made a part hereof.

0 5 7 0 5

IDENTIFICATION REFERENCE

MAY 30 2 01 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved (
This is improved ( property known as 924 Hammack Drive
(House Number) (Street)

Nashville, Tennessee
(P.O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, which 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.

Whenever 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 hands this 16th day of May, 1986.

Robert E. LaBrec
ROBERT E. LaBREC

Ithaca S. LaBrec
ITHACA S. LaBREC

BE4

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6872 PAGE 232

Personally appeared before me, the undersigned, a Notary Public of said County and State, Robert E. LaBrec, and wife, Ithaca S. LaBrec, 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, at Office in Nashville, Tennessee, this 16 day of May, 1986

Valerie C. McElroy
NOTARY PUBLIC

My Commission Expires: 1-18-87

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public 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 himself to be _____, of the _____, the within bargainor, a corporation, and that he as such executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____

Witness my hand and seal, at office in _____, this _____ day of _____ 1984.

_____
NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 62,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Robert E. LaBrec  Ithaca S. LaBrec

Sworn to and subscribed before me
this 16th day of May, 1986.

My commission expires 1-18-87 Notary Public Valerie C. McElroy

This instrument was prepared by:
Kristine M. Hanson, Attorney, 4235 Hillsboro Road, Suite 206, Nash., Tn.
Name Address

WARRANTY DEED

FROM
Robert E. LaBrec, et ux,
Ithaca S. LaBrec

TO
M. FRED AMMONS

UNION TITLE COMPANY, INC.
4235 Hillsboro Road
P.O. Box 158116
Nashville, Tennessee 37215-8116

EXHIBIT A

The above-described property is encumbered by the following:

1. 1986 Metropolitan Government Taxes.

2. Restrictive covenants of record in Book 5984, page 865, and amended in Book 6020, page 270, and further amended in Book 6097, page 11, said Register's Office.

3. Ingress, egress and public utilities easement as reserved in the deed of record in Book 6071, page 482, said Register's Office.

4. Ingress and Egress Easement conveyed by deed from Percy Priest Woods, a Joint Venture, to Kodill Properties, a Limited Partnership, dated June 1, 1983, of record in Book 6071, page 491, said Register's Office.

5. Conveyance of water mains of record in Book 6147, page 886, said Register's Office.

6. Conveyance of sewer lines of record in Book 6147, page 893, said Register's Office.

7. All matters as shown on the Final Plat, Section Four, Percy Priest Woods Subd., of record in Book 6250, pages 356 and 357, said Register's Office.

8. All matters as shown on the Plat of Zone Lot Division, Lots 105 through 110, Percy Priest Woods, Section IV, of record in Book 6250, page 843, said Register's Office;

9. Easement for utility services and party walls for use in common with owners of attached and appurtenant improvements.

10. Dedication of utility anchor easements as set out in instrument of record in Book 6556, page 612, Register's Office for said County.

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6872 PAGE 234

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 62500.00- CONT.<br>162.50 CSTAX<br>.50 PRFEE<br>9.00 MORTG<br>CHECK 172.00-<br>9840A05/30/86 BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 5 7 0 5

IDENTIFICATION REFERENCE

MAY 30 2 01 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 253538