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WARRANTY DEED

REAL E. FOLK, JR. FORM

MAP, PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
72-9-79	Mr/Mrs Lexie W. Brake	Atlantic Coast Mortgage Co. 3975 University Drive Fairfax, VA 22030
FIELD BOOK NUMBER(S) 12DA-44375	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 1523 Jewell Street	LOAN OR ACCOUNT NO. 16204 PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

IDENTIFICATION
JUN 10 3 08 PM '86
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

BLAIR REALTORS, INC.

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto LEXIE W. BRAKE and wife, PATRICIA A. BRAKE

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 122 on the Map of Victory Heights Subdivision, as of record in Book 1130, page 97.

Said lot fronts 60 feet on the easterly side of Jewell Street and runs back between lines 146.4 feet on the northerly line and 145.6 feet on the southerly line, to a dead line in the rear on which it measures 60 feet.

Being the same property conveyed to Blair Realtors, Inc., by deed from Gary D. Jones and wife, Rede S. Jones, as of record in Book 6799, page 456.

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

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except 1986 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 6th day of June, 19 86

BLAIR REALTORS, INC.

BY: _____

Joy S. Blair, Vice-President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, _____, a Notary Public in and for the State and Cou
aforesaid, personally appeared the within named _____

_____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____
executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee,
this, the _____ day of _____, 19__.

My commission expires: _____
Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County
aforesaid, personally appeared the within named _____

_____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____
executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____
this, the _____ day of _____, 19_____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$35,500.00 Patricia A. Brake
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF June 1986
MY COMMISSION EXPIRES 7-1-87 (AFFIX SEAL) Notary Public

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WARRANTY DEED

FROM
BLAIR REALTORS, INC.

TO
LEXIE W. BRAKE AND WIFE,
PATRICIA A. BRAKE

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Joy S. Blair and _____, with whom I am personally acquainted, and who upon oath acknowledged herself to be the Vice-President and _____, ~~respectively~~ of Blair Realtors, Inc., a corporation, the bargainor, and that she as such Vice-President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said Joy S. Blair as such Vice-President ~~and executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by herself as such officer.~~

Witness my hand and official seal at Nashville, Tennessee, this, the 6th day of June, 19 86.

My commission expires: 7-1-87
Notary Public

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

35500.00- CONST.
92.30 CSTAX
.50 PRFEE
6.00 WDED
CHECK 99.30-
3896A06/10/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09123

IDENTIF. REFERENCE

JUN 10 3 08 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 257513