THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

| ADDRESS NEW OWNERS: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| Lloyd O. Gragg, Jr.<br>201 Blue Bird Dr.<br>Goodlettsville, Tn. 37072 | Same as new owner | Map 34-1<br>Parcel 27<br>GO-09013 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, FRANKLIN I. BRIGANCE and wife, IMOGENE L. BRIGANCE, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said LLOYD O. GRAGG, JR. and wife, AMELIA H. GRAGG, d/b/a GRAGG PROPERTIES, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 31 on the Plan of Echo Meadows, of record in Book 2331, page 64, Register's Office for said County, described as follows:
BEGINNING at a point in the easterly margin of Wren Road at the corner of Lots No. 31 and 32; thence with the line between said lots, easterly 173 feet to a corner of Lot No. 65; thence with the line between Lots No. 31 and 65, southerly 193.9 feet to the north margin of Blue Bird Drive; thence with the margin of the same, westerly 228.6 feet to the beginning of a curve; thence around said curve, northwesterly 39.27 feet to the east margin of Wren Road; thence with the margin of the same, northerly 209.6 feet to the point of beginning.

Being the same property to Franklin I. Brigance and wife, Imogene L. Brigance, by deed from Wallace Carpenter and wife, Vera Carpenter, of record in Book 2859, page 384, Register's Office, Davidson County, Tennessee.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows;

1. 1986 State, County and City of Goodlettsville taxes, a lien, prorated between the parties and assumed in full by the Grantees.

2. The Plan of record in Book 2331, page 64, said Register's Office, shows Owner's Certificate, a 50 foot setback line from Wren Road and Blue Bird Drive and a 10 foot easement for utilities along the easterly line of said lot.

And We, the GRANTORS, 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.

WITNESS our hands on this the 14th day of July, 1986.

Franklin I. Brigance
FRANKLIN I. BRIGANCE

Imogene L. Brigance
IMOGENE L. BRIGANCE

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 FRANKLIN I. BRIGANCE and wife, IMOGENE L. BRIGANCE, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 14th day of July, 1986.

Dianne M Catley
NOTARY PUBLIC

My Commission Expires: 1-19-88

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE DIANNE M. CATLEY

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

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The actual consideration or value, whichever is greater, for this transfer is $155,000.00.

Lloyd O. Gregg, Jr.
Affiant

Sworn to and subscribed before me, this the 14th day of July, 1986.

Diane M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-12-88

STATE OF TENNESSEE NOTARY PUBLIC DIANE M. CATHEY

20316

IDENTIFICATION REFERENCE

Jul 15 9 24 AM '86

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

**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 |
|---|---|---|---|---|
| | | | | |

155000.00- CAMT.
434.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 443.50-
7003A07/15/86 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

2031.6

IDENTIF. REFERENCE

JUL 15 9 24 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 270381