39837

BOOK 6972 PAGE 85

WARRANTY DEED

PREPARED BY:

J. K. WOODARD
Attorney at Law
919 West Main Street
Hendersonville, TN 37075
822-0030

IDENTIFICATION REFERENCE

SEP 8 12 26 PM '86

REGISTER
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $ 69,150.00.

Eddy C Brown
Affiant

SWORN to and subscribed before me on this the 12th day of ~~July~~, Aug 1986.

J. K. Woodard
NOTARY PUBLIC

My Commission Expires: Jan 25 1990

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP - PARCEL NO.
Mr. Eddy Brown	Same	034-13
1302 N. Gallatin Rd		Parcel 1.00
Madison, Tenn 37115		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named **GRANTEES** and other good and valuable consideration the receipt of which is hereby acknowledged, I, **KATE A. CULLEN,** hereinafter called the **GRANTORS,** have bargained and sold and by these presents, do transfer and convey unto **EDDY BROWN and wife, JANICE BROWN,** hereinafter called **GRANTEES,** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lots Nos. 3 and 4 of Block "D" on the Plan of East Lawn of record in Book 547, Pages 153 and 154, Register's Office for said County. Said Lot No. 3 fronts 61.75 feet on the east side of Gallatin Pike, as widened and runs back between parallel lines along the south margin of Odette Street, 120 feet to a dead line, excluding however, the land conveyed to the State of Tennessee, for highway purposes by an instrument of record in book 2494, Page 101, said Register's Office. Said Lot No. 4 fronts 77.23 feet on the south side of Odette Street and runs back between lines 120 feet on the east line and 123.5 feet on the west line to a dead line in the rear on which it measures 105.59 feet.

BEING the same property conveyed to JOHN B. CULLEN and wife, KATE A. CULLEN by Deed from MRS. ERA G. BRADLEY of record in Book 2691, Page 419, Register's Office for Davidson County, Tennessee. The said John B. Cullen having died.

This is improved property known as 1302 Gallatin Rd. N. ~~Nashville~~ Madison, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 my hands this 13th day of ~~July~~ Aug, 1986, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Kate A. Cullen

KATE A. CULLEN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, KATE A. CULLEN, the bargainor, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 13th day of ~~July~~ Aug, 1986.

J K Rowland

NOTARY PUBLIC

My Commission Expires: Jan. 25, 1988

NOTARY PUBLIC AT LARGE

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

69150.00 CAMT.
193.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 199.90
8812A09 08/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 9 6 9 7

IDENTIFICATION REFERENCE

SEP 8 12 26 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 292093