| ADDRESS NEW OWNERS | SEND TAX BILLS TO | MAP-PAR NO. |
|---|---|---|
| **Billy J. Brake, Sr. & wife, Dorothy S. Brake**<br>1117 57th Avenue, North<br>Nashville, Tennessee 37209 | Atlantic Coast Mortgage Company<br>3975 University Drive<br>Fairfax, Va. 22030 | Map 91-10<br>Parcel 20 |

**WARRANTY DEED** BOOK 7009 PAGE 278

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Ronnie R. Perry and wife, Stacy P. Perry,** have bargained and sold, and by these presents do transfer and convey unto the said **Billy J. Brake, Sr. and wife, Dorothy S. Brake,** the GRANTEES herein, 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 Lot No. 10 on the Map of West Park Addition No. 2, of record in Book 2330, Page 63, Register's Office for said County.
SAID Lot No. 10 fronts 41.89 feet on the easterly side of 57th Avenue North and runs back between lines, 135.5 feet on the northerly line and 140.8 feet on the southerly, to a dead line in the rear, measuring 150 feet thereon.

BEING the same property conveyed to Ronnie R. Perry and wife, Stacy P. Perry by deed from Richard N. Young and wife, Mildred C. Young of record in Book 6068, Page 891, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and plats of record in Register's Office for said County.

This is improved property, known as: **1117 57th Avenue North, Nashville, Tennessee 37209.**

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.

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 13 day of October, 1986.

Ronnie R. Perry
**Ronnie R. Perry**

Stacy P. Perry
**and wife, Stacy P. Perry**

5273 IDENTIFICATION Oct 15 8 51 AM '86

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7009 PAGE 279

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ronnie R. Perry and wife, Stacy P. Perry**, the bargainor(s), 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 and official seal at Nashville, Tennessee, this 13 day of October, 1986.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-17-88

**********

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $39,900.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 13 DAY OF October, 1986.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
7-17-88

This instrument was prepared by:

Rick M. Johnson, 3221 Nolensville Road, Nashville, Tennessee 37211

(615) 833-5858

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 7009 PAGE 280

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

3?C0 .'0- CANT.
1 .7? CSTAX
.50 PRFE
C.00 MOE
CHECK 11?.2?-
4083?1C/15/86 BAL .7?

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

5273

IDENTIFICATION REFERENCE

Oct 15 8 51 AM '86

**No.** 00307