Box 8 cg

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Bettye Brooks Bennett
6655 Upton Lane
Nashville, Tn. 37209

MORTGAGEE:
The Lomas & Nettleton Co.
4460 Corporation Lane
Virginia Beach, VA. 23462

MAP-PARCEL NUMBERS:
MAP 102-7-
PARCEL 89
8DZ-08682

BOOK 7023 PAGE 782

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Shirley Rayburn, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Bettye Brooks Bennett and Evelyn H. Brooks as joint tenants with the right of survivorship hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 50 on the plan of Section 26, Charlotte Park, formerly "Beacon Square Section 2", of record in Book 3700, page 91, Register's Office for said County.

SAID Lot No. 50 fronts 104.12 feet on the broken easterly margin of Upton Lane and extends back 158.20 feet on the southerly line and 153.03 feet on the northerly line to a broken rear line in the rear, measuring 27.07 feet thereon.

Being the same property conveyed to Shirley Rayburn, unmarried by deed from Ronald M. Dennis and wife, Linda Jean Dennis of record in Book 5994, page 598, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 4065, page 67, and amended in Book 4142, page 166, said Register's Office, and to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid principal balance of a note secured by a first mortgage deed of trust to The Lomas & Nettleton Company, of record in Book 5225, page 957, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

This is (un)improved property, known as 6655 Upton Lane, Nashville, Tn. 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 Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors")

Witness the execution hereof this 24th day of October, 1986.

57.72
IDENTIFICATION REFERENCE
Oct 29 12 47 PM '86
FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

Shirley Rayburn
Shirley Rayburn

STATE OF TENNESSEE
COUNTY OF Davidson

On this 24th day of October, 1986, before me personally appeared Shirley Rayburn, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as her free act and deed.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 10-24-88

Notary Public

BOOK 7023 PAGE 783

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, 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 ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ 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 $ 68,000.00.

Bettye B Bennett
Affiant

Subscribed and sworn to before me, this the 24th day of October, 1986.

My Commission Expires: 10-24-88

_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

from:
Shirley Rayburn

to:
Bettye Brooks Bennett and Evelyn H. Brooks

[redacted]

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

[redacted]

TN 25904

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7023 PAGE 784

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
			68000.00- CAMT.	
			190.40 CSTAX	
			.50 PRFE	
			6.00 WDED	
			CHECK	196.90-
			9743A 10/29/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 7 7 2 2

IDENTIFICATION REFERENCE

Oct 29 12 47 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 05865