File Box 24

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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,900.00

Janet S. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF November 19 86.

Notary Public

MY COMMISSION EXPIRES: 2-5-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Janet S. Brown (NAME) | First Investment Company (Mortgagee) (NAME) | MAP 148-6 |
| 307 Max Court (STREET ADDRESS OR ROUTE NUMBER) | 4300 E. Broad Street (STREET ADDRESS) | PAR. 159 |
| Antioch, TN. 37013 (CITY) (STATE) (P O ZIP) | Columbus, Ohio 43213 (CITY) (STATE) (ZIP) | 05DU 76884 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, David Wayne Cotham and wife, Sheri R. Cotham

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Janet S. Brown, unmarried

HEREINAFTER CALLED 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. 24-B, Zone Lot Division Lots 18 & 21 thru 30, Bakertown Gardens Section Four, of record in Book 6250, Page 747, Register's Office, Davidson County, Tennessee.

BEING part of the same property conveyed to David Wayne Cotham and wife, Sheri R. Cotham by deed from Robin J. York and wife, Debra Lynn York, of record in Book 6739, Page 404, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 6602, Page 113, and Plat Book 6250, Page 747, said Register's Office.

This conveyance is subject to anchor easement and public utility & drainage easement of record in Book 6250, Page 747, said Register's Office.

This conveyance is subject to any and all existing easements of record.

61040

IDENTIFICATION REFERENCE

Nov 6 3 19 PM '86

FILED & RECORDED IN REGISTER'S OFFICE DAVIDSON COUNTY, TN

unimproved ( X)
This is improved ( ) property, known as 307 Max Court, Antioch, TN. 37013
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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. 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 our hands this 3rd day of November, 19 86

David Wayne Cotham

Sheri R. Cotham

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Wayne Cotham and wife, Sheri R. Cotham

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 3rd day of November 19 86

Commission expires 7-9-89

Notary Public

STATE OF TENNESSEE
Davidson County

Before me _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19____

My commission expires _____

Notary Public

WARRANTY DEED

FROM
David Wayne Cotham

Sheri R. Cotham

TO
Janet S. Brown

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

**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 |
|---|---|---|---|---|
| | | | 5390[illegible].00- CAPIT, | |
| | | | 150.92 CSTAX | |
| | | | .50 [illegible] | |
| | | | 6.00 [illegible] | |
| | | | CHECK 157.42- | |
| | | | 3450AT:/06/86 BAL .0 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61040

IDENTIFICATION REFERENCE

Nov 6 3 19 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.09500