file 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:
Susan M. Bryant
526 Davidson Road
Nashville, TN. 37205

MORTGAGEE:
Citizens and Southern
Mortgage Company
P.O. Box 656
Tucker, GA 30085-0656

MAP-PARCEL NUMBERS:
115-8-12
8DZ-53400

BOOK 7048 PAGE 862

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,

Mrs. Frances K. Limbert, a widow

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Susan M. Bryant and husband, J. Burts Bryant, Jr.

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. 64 on the plan of Brook Meade, Section 1, of record in Book 2133, page 77, Register's Offcie for said County.

SAID Lot No. 64 fronts 138.1 feet on the broken northerly margin of Davidson Road and extends back 330.0 feet on the easterly line and 238.0 feet on the westely line to a dead line in the rear, measuring 171.0 feet thereon.

Being the same property conveyed to Mrs Frances K. Limbert, a widow by deed from Luther M. Cole, Jr., and wife, Helen A. Cole of record in Book 3766, page 91, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This instrument is executed on behalf of Frances K. Limbert by Zorilda Cassetty as her Attorney in Fact pursuant to a Power of Attorney of record in Book 6100, page 748, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as an exhibit to this deed and incorporated herein by reference.

This is (un)improved property, known as 526 Davidson Road, Nashville, TN. 37205.

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 20th day of November, 1986.

Mrs. Frances K. Limbert
BY: Zorilda Cassetty, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF _____

On this ____ day of _____, 19__, before me personally appeared _____, 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 _____ free act and deed.

My Commission Expires:_____

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7048 PAGE 863

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___.

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $93,500.00.

Susan Maitland Bryant
Affiant

Subscribed and sworn to before me, this the 20th day of November, 186

_____
Notary Public

My Commission Expires: 11-24-88

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 Zorilda Cassetty, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of Frances K. Limbert as her Attorney in Fact as the free act and deed of the within named Frances K. Limbert.

Witness my hand and official seal at Nashville, Tennessee, this the 20th day of November, 1986.

_____
NOTARY PUBLIC

My commission expires: 11-24-88

WARRANTY DEED

from:
Mrs. Frances K. Limbert, a widow

to:
Susan M. Bryant and husband, J. Burts Bryant, Jr.

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

TN-25928

STATE OF TENNESSEE

COUNTY OF DAVIDSON

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

66428

IDENTIFICATION REFERENCE

NOV 24 12 40 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Affiant

Sworn to and subscribed before me this 20th day of November, 19 86.

Notary Public

My Commission Expires: 11-24-88

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

3576 11/24 271.00- CHECK

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

RECEIVED OF _____

FOR _____

BOOK 7048 PAGE 865

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
			93500.00- CAMT.	
			-261.80 CSTAX	
			.50 PRFE	
			9.00 WDE	
			CHECK	271.30-
			957081 /24/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

66428

IDENTIFICATION REFERENCE

Nov 24 12 40 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 15454