BOOK 7256 PAGE 377

PREPARED BY:
Hunter Short, Attorney
323 Union Street
Nashville, TN 37201
615/255-7496

# WARRANTY DEED

| New Owner: | Send Tax Bills To: | Map & Parcel No.: |
|---|---|---|
| John L. Brown<br>2511 Woodhill Drive<br>Nashville, TN 37207 | Same | Map 63<br>Parcel 181 |

FOR AND IN CONSIDERATION of the sum of Eight Thousand Nine Hundred Eleven & 20/100 Dollars ($8,911.20) cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, John Dudley Brown, Executor of the estate of Leona Randall Swats, hereinafter called the grantor, have bargained and sold, and by these presents do transfer and convey unto John L. Brown, hereinafter called the grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in the 11th, formerly the 19th Civil District of said County, being the most southerly 238 feet of Lot No. 2 on the plan of L. C. Huffines' 65-acre tract, not of record, and also a 12-foot strip on the south side of and adjacent to said Lot No. 2 (marked Easement for Roadway on said plan), described according to a survey made by Lewis D. Justice, Surveyor, November 18, 1948, as follows:

BEGINNING at a point in the center of Neely's Bend Road at the intersection of the center line of said Neely's Bend Road and the southerly margin of a 12-foot easement, originally intended but never actually opened or used for a Roadway; thence with the southerly margin of said former easement, south 82 degrees 42 minutes west 1276.1 feet to a stake in the eastern boundary line of Lot No. 1 on said plan; thence with the line between said Lots Nos. 1 and 2, north 12 degrees 30 minutes west 250 feet to a point 12 feet south of the southwest corner of Lot No. 3 on said plan; thence at right angles, parallel to said first line, and 12 feet south of the line between said Lots Nos. 2 and 3 north 82 degrees 42 minutes East 1263 feet to a point in the center of said Neely's Bend Road; thence with the center of said Neely's Bend Road, south 15 degrees 30 minutes east 250 feet to the beginning, containing 7.29 acres, more or less.

INCLUDED in the above description but specifically EXCLUDED is the real estate heretofore transferred to Mrs. L. O. Bing from James Morehead, et al, said land being described as follows:

BEING the easterly part of Lot No. 2 on the Map of a subdivision of the L. C. Huffines Tract in the 11th Civil District of said County, and described according to a copy of a survey thereof by Harvey Gee, Surveyor, April 15, 1950, as follows:

BEGINNING at a stake in the center line of Neely's Bend Road, the northeast corner of the Anderson Lands, thence along Anderson's north line, South 82 degrees 24 minutes west 948.9 feet to an iron pin; thence along a fence, north 4 degrees 40 minutes east 256 feet to an iron pin in the south margin of a 14-foot eastment for roadway, which is to be dedicated, as shown on said survey; thence along the south line of said easement, north 82 degrees 42 minutes east 860 feet to a stake in the

center line of Neely's Bend Road; thence with the center line of said road, south 15 degrees 30 minutes east 248 feet to the beginning, containing 5.15 acres.

Being a 1/2 undivided interest devised to John Dudley Brown as Executor under the Will of Leona Swats, of record in Will Book 154, Page 319, Probate Court Clerk's Office, Davidson County, Tennessee.

This is improved property known as 1646 Neely's Bend Road, Madison, Tennessee 37115.

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, his heirs and assigns, forever; and we do covenant with the said grantee 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 I do further covenant and bind myself, my successors and assigns, to warrant and forever defend the title to the said land to the said grantee, his 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 hand this 31 day of May, 1987.

John Dudley Brown, Executor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John Dudley Brown, Executor,** the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 31 day of May, 1987.

Notary Public
My Commission expires: 11-12-90

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $9.000.00.

Affiant

Sworn to and subscribed before me this 31 day of May, 1987.

Notary Public
My Commission expires: 11-12-90

32397

IDENTIFICATION REFERENCE

JUN 3 [illegible] '87

REGISTER'S OFFICE DAVIDSON COUNTY, TENN.

**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 |
|---|---|---|---|---|

9000.00- CAMT.
25.20 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 31.70-
4639A06/03/87 BAL .00

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

3 2 3 9 7

IDENTIFICATION REFERENCE

Jun 3 5 51 AM '87

FELIX Z. WILSON, II
DAVIDSON COUNTY

**No.** 89036