Mail

DAVIDSON COUNTY, TN
Nov 20 9 54 AM '87

IDENTIFICATION REFERENCE

8 4 2 4 1

THIS INSTRUMENT PREPARED BY:
**DEAN ROBINSON, ATTORNEY**
225 Lebanon Road - Box 425
Mt. Juliet, TN 37122

**ADDRESS NEW OWNER:**
Johnny H. Brown, et ux
520 Cottonwood Drive
Nashville, TN 37214

**SEND TAX BILLS:**
-Mortgagee-

**MORTGAGEE:**
Consumers Morgage, Inc.
P. O. Box 9027
Boston, MA 02205-9027

**MAP-PARCEL:**
Map & Parcel 96-6-219

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Johnny E. Stephens and wife, Shearon S. Stephens,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Johnny H. Brown and wife, Gale S. Brown,** 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:

> Land in Davidson County, Tennessee, being Lot No. 209 on the Plan of Cloverhill, Section 4, as of record in Book 2133, page 62, Register's Office for said County, to which plan reference is here made for a particular description of said lot.
>
> Being the same property conveyed to Shearon S. McMahon, a single person, by deed from John C. Grimes and wife, Charlene S. Grimes, of record in Book 5716, page 619, and being the same property conveyed to Johnny E. Stephens and wife, Shearon S. Stephens by virtue of a quitclaim deed from Shearon S. Stephens (formerly Shearon S. McMahon) of record in Book 7360, page 908, Register's Office for Davidson County, Tennessee.

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated September 17, 1987 and filed for record in the office of the recorder of deeds of Davidson County, Tennessee, in Book 7360, page 910, and note of even date thereby secured, in the original principal amount of $62,115.00 payable to Capitol Mortgage Corporation, which debt the grantee herein assumes and agrees to pay as part payment of the purchase price.

The grantee further hereby assumes the obligations of Johnny E. Stephens and wife, Shearon S. Stephens under the terms of the instruments creating the loan to idemnify the Veterans Adminstration to the extent of any claim payment arising from the guaranty of insurance of the indebtedness above mentioned.

This is improved property known as 520 Cottonwood Drive, Nashville, Tennessee.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, and easement, covenants and conditions as shown on the Plan of record in Book 2133, page 62, Register's Office for Davidson County, Tennessee.

Property Taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 6th day of November, 1987.

Johnny E. Stephens
JOHNNY E. STEPHENS

Shearon S. Stephens
SHEARON S. STEPHENS

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Johnny E. Stephens and wife, Shearon S. Stephens,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 6th day of November, 1987.

Michelle H. Gr...
NOTARY PUBLIC

MICHELLE H. GR... NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 6-18-90

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is $62,090.32

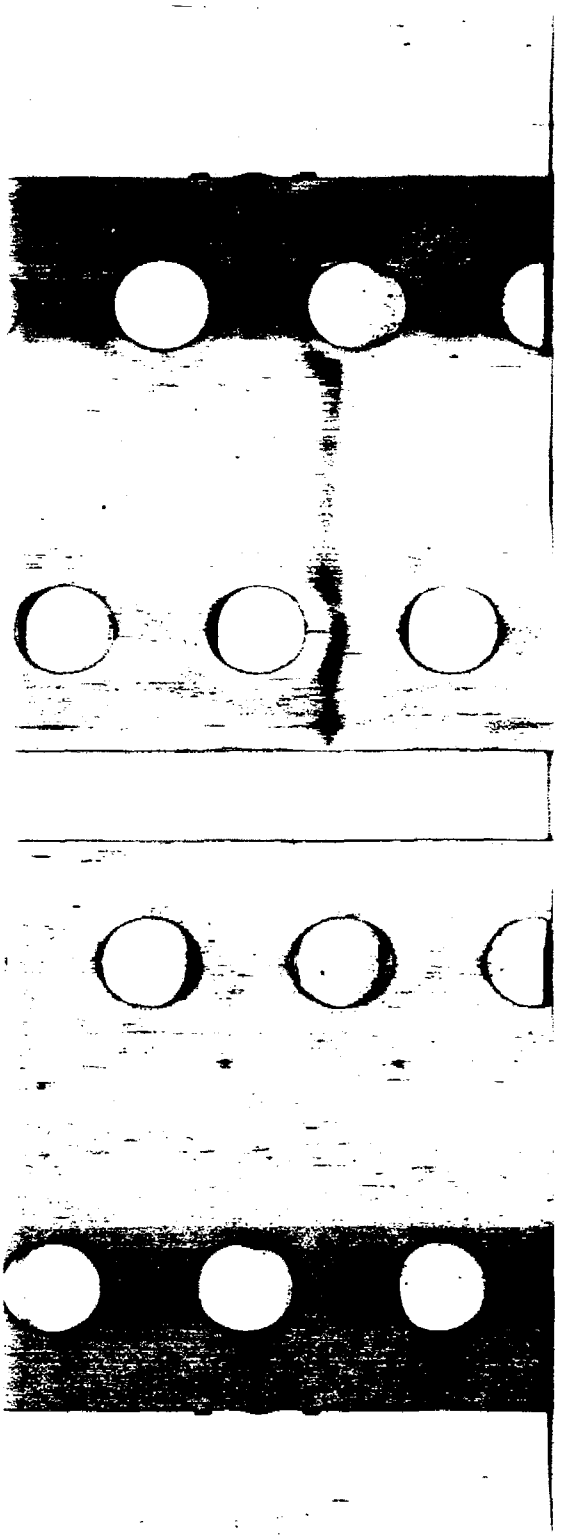
John H Brown
AFFIANT

Subscribed and sworn to before me this 6th day of November, 1987.

Michelle H. Crisler
NOTARY PUBLIC

MICHELLE H. CRISLER NOTARY PUBLIC AT LARGE STATE OF ILLINOIS

My Commission Expires: 6-18-90



**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7408 PAGE 91

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

62090.32 CAMT.
173.88 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 183.38
4638A11/20/87 BJ .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.4.2.4 I.

IDENTIFT REFERENCE

Nov 20 9 54 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 37778