INSTRUMENT PREPARED BY:
David B. Herbert
Orgain, Kelley & Herbert
Third Floor, NCB Plaza
200 Fourth Avenue, North
Nashville, TN 37219

Box 36

WARRANTY DEED

MAP - PARCEL NUMBER (S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
91-16-40	Mr/Mrs Dan VanBrackle	New Owner
		BOOK 7408 PAGE 904
FIELD BOOK NUMBER (S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
	4409 Park Avenue	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

BUFORD H. LAWRENCE, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto DAN VanBRACKLE and wife, CINDY VanBRACKLE

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 310 of Block 13 on the Plan of Charlotte Park Company's First Addition to Nashville, as of record in Book 57, page 103, Register's Office for said County.

Said Lot No. 310 fronts 50 feet on the southerly side of Park Avenue, formerly First Avenue, and extends back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Buford H. Lawrence by dee from Thomas Hayes as of record in Book 5157, page 841, Register's Office for said County.

This instrument prepared by David B. Herbert, Attorney, 200 Fourth Avenue, North, Nashville, Tennessee, upon information furnished by the parties herein.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor Covenants with the Grantee, that he is lawfully siezed and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successorsand assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 18th **day of** November **, 19** 87

Buford H. Lawrence

Buford H. Lawrence

TAX EXEMPT CHECK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7408 PAGE 905

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Buford H. Lawrence, unmarried

the bargainor(s), 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 18th day of November, 1987.

My commission expires: 3/11/90

Mary Ann Selley
Notary Public

STATE OF _____

COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

_____ the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OF VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS

$ 30,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF November 1987 MY COMMISSION EXPIRES: 3/11/90 (AFFIX SEAL)

Mary Ann Selley
Notary Public

WARRANTY DEED

FROM

BUFORD H. LAWRENCE, UNMARRIED

TO

84498

IDENTIFICATION REFERENCE

Nov 20 3 45 PM '87

REGISTER
DAVIDSON COUNTY, TN

Return To: Box 36

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared

_____ and _____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged _____ to be the _____ and _____ respectively, of _____, a corporation, the bargainor, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

Book 7408 Page 906

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CORPORATE CODE
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PREP - PREPARATE FEE

BOOK 7408 PAGE 906

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

38000.00- CAMT.
84.00 CSTAX
.50 PREP
6.00 WDEED
[illegible] 90.50-
1920A11/20/87 SL .5

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8: 4: 4 9: 8:

IDENTIFICATION REFERENCE

Nov 20 3 45 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 38057