Prepared by:
Union Security Title Corporation
3322 West End Ave., Ste. 400
Nashville, TN 37203

Mail

BOOK 7543 PAGE 639

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Patricia Branum<br>Tyrone Powell<br>(NAME) | Union Security Mortgage Company<br>(NAME) | 2DU-23134 |
| 4583 Artelia Drive<br>(STREET ADDRESS OR ROUTE NUMBER) | 3322 West End Ave., Ste. 400<br>(STREET ADDRESS) | 148-8-7 |
| Antioch, TN 37013<br>(CITY) (STATE) (ZIP) | Nashville, TN 37203<br>(CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of* Sixty-eight Thousand and 00/100 ---------- *Dollars,*

I, Beverly J. Martin, a widow,

*have this day bargained and sold, and do hereby transfer and convey unto the said* Patricia Branum and Tyrone Powell, both unmarried *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 5 on the plan of Oakwood Terrace, Section One, of record in Book 4460, pages 54 and 55, Register's Office for said County.

Said Lot No. 5 fronts 65.0 feet on the westerly margin of Artelia Drive and extends back 123.82 feet on the northerly line and 122.81 feet on the southerly line to a dead line in the rear, measuring 65.00 feet thereon.

Being the same property conveyed to William J. Martin and wife, Beverly J. Martin by deed from Willie C. Richards and wife, Jaqueline Richards of record in Book 4749, page 79, said Register's Office. William J. Martin has since died.

30318

IDENTIFICATION REFERENCE

MAY 13 11 13 AM '88

REGISTER DAVIDSON COUNTY TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*The actual consideration or value whichever is greater, for this transfer is $* 68,000.00

*Subscribed and sworn to before me this the* 11th *day of* May *19* 88

*My commission expires:* 1-9-91 *(Affix Seal)*

*Affiant*

*Notary Public*

*unimproved ( )*
*This is improved (X) property, known as* 4583 Artelia Drive, Antioch, TN 37013
*(House Number) (Street) P.O. Address: (City or Town)*

*TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

*We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and 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.*

*Witness our hands this* 11th *day of* May *19* 88 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Beverly J Martin
Beverly J. Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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*Personally appeared before me* the undersigned, *a Notary Public in and for said County and State* Beverly J. Martin

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

*Witness my hand and official seal at* Nashville, *Tennessee, this* 11th *day of* May, *19* 88.

_____ *Notary Public*

*Commission expires* 1-9-91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Before me,* _____, *a Notary Public 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* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____.

*Witness my hand and seal, at office in* _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

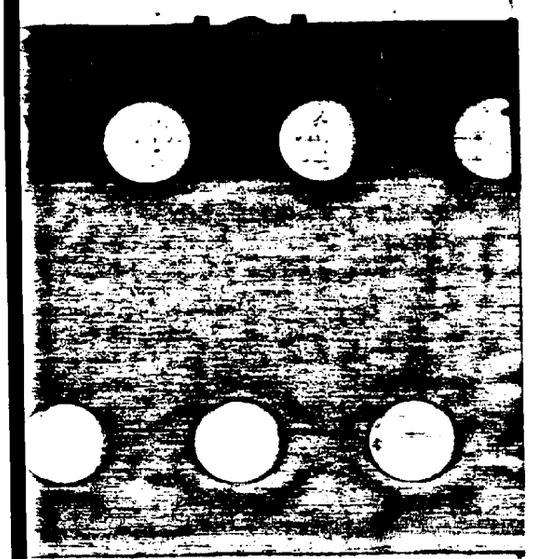
*Commission expires* _____

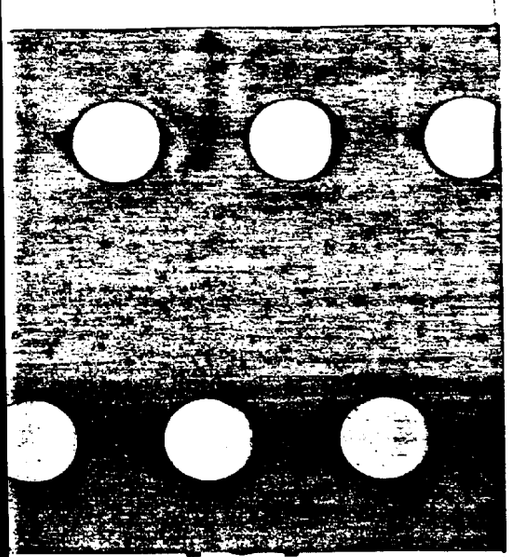
**WARRANTY DEED**

FROM

TO

Compliments of
**Chicago Title Insurance Company**
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238





# 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 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 |
|---|---|---|---|---|
| | | | | |

CAMT 68000.00
CON TX 190.40
PRFEE 0.50
WDEED 6.00
TOTAL 196.90
CHECK 196.90

05/13/88 01 11:17 0001 6575

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3031.8

IDENTIFICATION REFERENCE

MAY 13 11 13 AM '88
FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 91091