44

BOOK 8249 PAGE 595

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $90,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of December, 1990.

Notary Public

My Commission expires: 3-11-94

This instrument prepared by:
Gullett, Sanford, Robinson & Martin
230 Fourth Avenue, North
Nashville, TN 37219

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers
Geoffrey H. Brittingham and wife, Amy L. Brown 1603 North Observatory Drive Nashville, TN 37215	SAME	Map 117-16 Parcel 15

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KATHERINE BROWN SUGGS (being one and the same as Margaret Katherine Brown Suggs), unmarried and the widow of J. D. Suggs (being one and the same as Joel Suggs)**, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **GEOFFREY H. BRITTINGHAM and wife, AMY L. 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:

> Land in Davidson County, Tennessee, being more particularly described as follows:
>
> Being the westerly 90 feet of Lot No. 67 on the Plan of Green Hills Subdivision, as of record in Book 547, page 128, Register's Office for said County.
>
> Said part of Lot No. 67 fronts 90 feet on the southerly side of Observatory Drive, and runs back between parallel lines 162 1/2 feet to a dead line.
>
> Being the same property conveyed to J. D. Suggs and wife, Katherine Brown Suggs, by deed from Nannie Sue Stephens and husband, J. R. Stephens, of record in Book 1046, page 645, Register's Office for Davidson County, Tennessee; J. D. Suggs having since died, leaving Katherine Brown Suggs as his widow and the surviving tenant by the entirety and sole owner of the property.

Together with the following tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being more particularly described as follows:

Beginning at a PK Nail in the northeast corner of the property conveyed to J. D. Suggs and wife, Katherine Brown Suggs, by deed of record in Book 1046, page 645, Register's Office for Davidson County, Tennessee, said point being five feet westerly of the northwest corner of Lot 12 on the Resubdivision of Lot 12, 58, 67 of Greenhills Subdivision, Section I, of record in Book 5210, page 368, said Register's Office; thence with the south right-of-way of Observatory Drive 25 feet from the centerline of same South 86° 00' 00" East 5.00 feet to an iron pin, being the northwest corner of said Lot 12; thence with the westerly line of said Lot 12, South 7° 25' 00" West 110.00 feet to an iron pin, being the southwest corner of said Lot 12; thence with the northerly line of Lot 12a on said Resubdivision of Lot 12, 58, 67 of Greenhills Subdivision, Section I, North 86° 00' 00" West 5.00 feet to a PK Nail in the easterly line of the aforesaid property conveyed to J. D. Suggs and wife, Katherine Brown Suggs, by deed of record in Book 1046, page 645, said Register's Office; thence with a line common to the easterly line of said property conveyed to Suggs by deed of record in Book 1046, page 645, said Register's Office, North 7° 25' 00" East 110.00 feet to the point of beginning; said property being the strip of property 5.00 feet in width and 110.00 feet in length, lying adjacent to and between a 110.00 foot portion of the easterly line of the property conveyed to Suggs, of record in Book 1046, page 645, said Register's Office, and the westerly line of Lot 12 on the Resubdivision of Lot 12, 58, 67 of Greenhills Subdivision, Section I, of record in Book 5210, page 368, said Register's Office.

Being the same property conveyed to Katherine Brown Suggs by deed from James L. Jackson and wife, Patricia M. Jackson, of record in Book 8249, page 593, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1990 taxes, which have been prorated and assumed by Grantees.

This is improved property, known as 1603 North Observatory Drive, Nashville, Tennessee 37215.

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 I do covenant with the said Grantees that I am 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 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 my hand this 14 day of December, 1990.

Katherine Brown Suggs

Katherine Brown Suggs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Katherine Brown Suggs, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of December, 1990.

Notary Public

My Commission Expires: 3-11-91
SUGGWD

77054

IDENTIF. TREFERENCE

DEC 4 3 58 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

6147 12/04 0101 03CHECK 307.00

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

RECEIVED OF _____

FOR _____

BOOK 8249 PAGE 598

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			CAMT 90000.00	
			CON TX 297.00	
			PRFEE 1.00	
			WDEED 9.00	
			TOTAL 307.00	
12/04/90	01	15:57 0001 6147	CHECK 307.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

77054

IDENTIF. TREFERENCE

DEC 4 3 58 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 378618