Mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
112 Long Hollow Pike, Suite 301
Goodlettsville, Tenne[illegible] 0101 03CHECK 303.67

WARRANTY DEED

ADDRESS NEW OWNER:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP/PARCEL
Adrian M. O'Bryant, et ux 713 Lemont Dr. Nashville, Tn. 37216	NEW OWNER	Map 51-15 Parcel 26 Field Book I.D.# 12DZ 13915

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, including the assumption and payment of one certain Note dated September 7th, 1977, executed by Kenneth J. Hoover and wife, Ruth F. Hoover, secured by a Deed of Trust to Ernest W. Turnbull, Trustee, of record in Book 5196, page 171, Register's Office for Davidson County, Tennessee, to secure to Lomas & Nettleton Co. the original principal amount of $32,000.00, and assumed by Carl D. Strange in a deed of record in Book 6012, page 13, Register's Office for Davidson County, Tennessee, which the GRANTEES herein assumes and agrees to pay and hold GRANTORS harmless from same, the receipt all of which is hereby acknowledged, WE, CARL D. STRANGE and wife, JUDITH A. STRANGE, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do hereby transfer and convey unto ADRIAN M. O'BRYANT and wife, SHIRLEY ANN SMITH-O'BRYANT, hereinafter referred to as 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. 207 on the Plan of Gra-Mar Acres, Section 7, as of record in Book 2331, page 80, Register's Office for Davidson County, Tennessee, described as follows:
>
> BEGINNING on the northerly margin of Lemont Drive at the corner of Lots Nos. 206 and 207; thence with the line between said two lots northwardly 217.1 feet; thence South 87 deg. 17 min. East 103 feet to the westerly margin of Graycroft Avenue; thence with said Avenue southwardly 207.9 feet to the beginning of a curve; thence around said curve with a radius of 25 feet southwestwardly 39.27 feet to the northerly margin of Lemont Drive; thence with said Drive westwardly 77 feet to the beginning.
>
> BEING the same property conveyed to Carl D. Strange by deed from Kenneth J. Hoover and wife, Ruth F. Hoover, of record in Book 6012, page 13, said Register's Office, and further conveyed by Quitclaim Deed from Carl D. Strange to Carl D. Strange and wife, Judith Anne Strange, of record in Book 6301, page 652, said Register's Office.
>
> The mailing address for the said property is 713 Lemont Drive, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estates, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

And, GRANTORS do covenant with the said GRANTEES, that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrant that the same is unencumbered, except as follows:

1. 1991 taxes, a lien but not yet due and payable.

2. Those matters as they appear on the Plan of record in Book 2331, page 80, said Register's Office.

4. Deed of Trust executed by Kenneth J. Hoover and wife, Ruth F. Hoover to Ernest W. Turnbull, Trustee, of record in Book 5196, page 171, Register's Office for Davidson County, Tennessee; and assumed by Carl D. Strange in deed of record in Book 6012, page 13, Register's Office for Davidson County, Tennessee.

The GRANTORS represent and warrant that the present existing balance of the mortgage loan in favor of FLEET FUNDING CORP. as evidenced by the Deed of Trust of record in Book 5196, Page 171, Register's Office for DAVIDSON County, Tennessee, as hereinabove recited is $26,321.70.

And GRANTORS do further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to the land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 12th day of February, 1991.

GRANTEES: GRANTORS:

Adrian M. O'Bryant
ADRIAN M. O'BRYANT

Carl D. Strange
CARL D. STRANGE

Shirley Ann Smith-O'Bryant
SHIRLEY ANN SMITH-O'BRYANT

Judith A. Strange
JUDITH A. STRANGE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARL D. STRANGE and wife, JUDITH A. STRANGE, and ADRIAN M. O'BRYANT and wife, SHIRLEY ANN SMITH-O'BRYANT, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 12th day of February, 1991.

Kathy Burnett Hulett
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 12/29/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $89,900.00.

Adrian M. O'Bryant
AFFIANT

Sworn to and subscribed before me, this the 12th day of February, 1991.

Kathy Burnett Hulett
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 12/29/93

93017

IDENTIF. TREFERENCE

FEB 15 9 34 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8293 PAGE 313

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 89900.00
				CON TX 296.67
				PRFEE 1.00
				MDEED 6.00
				TOTAL 303.67
				CHECK 303.67
02/15/91	01			09:31 0001 7055

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93017

IDENTIF. REFERENCE

FEB 15 9 34 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 397354