Mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
112 Long Hollow Pike, Suite 301
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNER:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP/PARCEL
Jeffrey W. Brake, et al 438 Moss Trail Goodlettsville, TN 37072	NEW OWNER	Map 26-9 Parcel 48 Field Book: GO-04190

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 July 14, 1980, executed by DONNIE W. CHAMPION and wife, CYNTHIA K. CHAMPION, secured by an Installment Deed of record in Book 5626, page 198, Register's Office for DAVIDSON County, Tennessee, to secure to MARGARET KIRKPATRICK, a single woman, her heirs or assigns, in the original principal amount of $44,000.00, which the GRANTEES herein assume and agree to pay and hold GRANTOR harmless from same, the receipt all of which is hereby acknowledged, WE, ROBERT D. JAMES and wife, JOY F. JAMES, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do hereby transfer and convey unto JEFFREY W. BRAKE and KIMBERLY D. TAYLOR, as joint tenants, with survivorship obtaining, and not as tenants in common, hereinafter referred to as the "GRANTEES", the heirs of the survivor of them, or their assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

> Being Lot No. 33 on the Map of Goodlettsville Heights, Section No. 2, as of record in Book 1424, pages 120 & 121, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 33 fronts 113 feet on the westerly side of Moss Trail and runs back 386.6 feet on the northerly line and 312 feet on the southerly line to a dead line measuring 138.4 feet thereon.
>
> Being the same property conveyed to Robert D. James and wife, Joy F. James by deed from Donnie W. Champion and wife, Cynthia K. Champion of record in Book 5795, page 521, Register's Office for Davidson County, Tennessee.
>
> The current mailing address for the said property is: 438 Moss Trail, Goodlettsville, Tennessee, 37072.

By their signatures hereto, it is the intent of the GRANTEES, JEFFREY W. BRAKE and KIMBERLY D. TAYLOR that they shall own and hold title to the property hereinabove described as joint tenants, with survivorship obtaining, and not as tenants in common-that is, in the event of the death of either of

them, the survivor shall own and hold title to the said property in fee simple, without any right, claim or demand on the part of the estate of the decedent.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estates, title and interest thereto belonging to the said GRANTEE, 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, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. 1991 State and County and City of Goodlettsville real property taxes, a lien but not yet due and payable, which have been prorated and which will be paid in full by GRANTEES when become due and payable.

2. A Vendor's Lien retained in the Deed from Margaret Kirkpatrick, a single woman, to Donnie W. Champion and wife, Cynthia K. Champion of record in Book 5626, page 198, Register's Office for Davidson County, Tennessee, in the original principal amount of $44,000.00 with interest thereon at the rate of 9.5% per annum payable in monthly in monthly installments of $369.98 over a term of 30 years, with an existing balance as of April 14th, 1991 in the amount of $39,172.51.

3. Deed of Trust recorded simultaneously herewith from Jeffrey W. Brake and Kimberly D. Taylor, jointly and severally, to Homer R. Ayers, Trustee, to secure to Robert D. James and wife, Joy F. James one note of even date in the principal amount of $15,227.49, payable as provided therein.

4. The Plan of record in Book 1424, pages 120 and 121, Register's Office for Davidson County, Tennessee, which shows an owner's certificate, a 75-foot minimum building setback line from Moss Trail and a 10-foot easement for public utility purposes along the rear line of the said lot.

5. Sanitary Sewer Easements, if any, granted to the City of Goodlettsville.

The GRANTOR represents and warrants that the present existing balance of the mortgage loan in favor of MARGARET KIRKPATRICK, a single woman, as evidenced by the Installment Deed of record in Book 5626, Page 198, Register's Office for DAVIDSON County, Tennessee, as hereinabove recited is $39,172.51.

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 18th day of April, 1991.

GRANTEES:

JEFFREY W. BRAKE

KIMBERLY D. TAYLOR

GRANTORS:

ROBERT D. JAMES

JOY F. JAMES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 8334 PAGE 424

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT D. JAMES and wife, JOY F. JAMES, 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 18th day of April, 1991.

NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the aforesaid County and State, personally appeared JEFFREY W. BRAKE and KIMBERLY D. TAYLOR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office on this the 18th day of April, 1991.

NOTARY PUBLIC

My commission expires: 12/29/93

6747 04/22 0101 03CHECK 206-02

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $59,400.00.

AFFIANT

Sworn to and subscribed before me, this the 18th day of April, 1991.

NOTARY PUBLIC

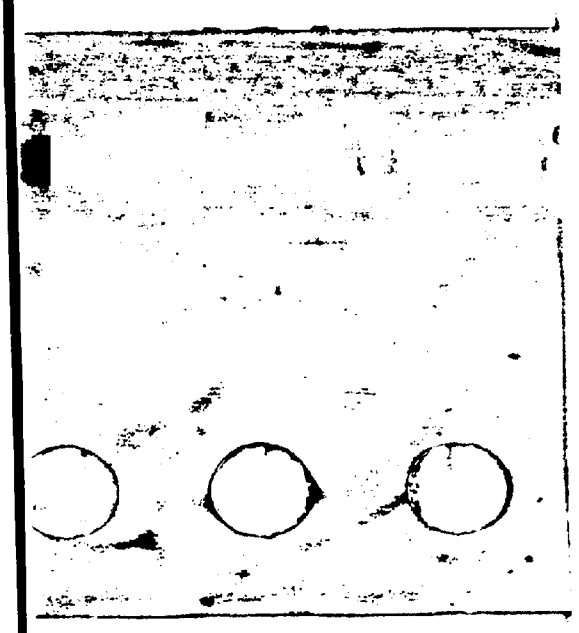
My Commission Expires: 12/29/93

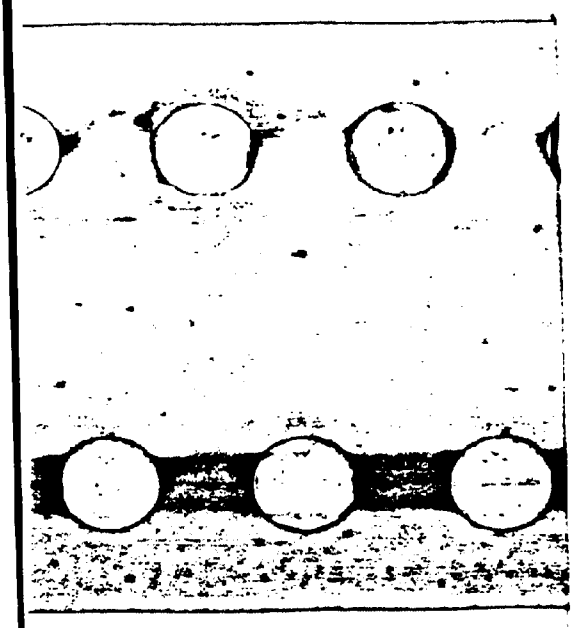
08261

IDENTIF. REFERENCE

APR 22 9 50 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 8334 PAGE 425

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 59400.00
CON TX 196.02
PRFEE 1.00
WDEED 9.00
TOTAL 206.02
CHECK 206.02

04/22/91 01 09:49 0001 6747

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0826.1

IDENTIF. REFERENCE

APR 22 9 50 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 414769