# WARRANTY DEED

THIS INSTRUMENT PREPARED BY BOOK 8420 PAGE 223

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| W. JOSEPH ENGLAND (NAME) | SOUTHTRUST BANK OF MIDDLE (NAME) | 104 13 F |
| 125 Brighton Close (STREET ADDRESS OR ROUTE NUMBER) | 1801 West End Avenue (STREET ADDRESS) | 125 |
| Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37202 (CITY) (STATE) (ZIP) | 7DA 92954 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, G & W PARTNERS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO W. JOSEPH ENGLAND AND WIFE, CONNIE H. ENGLAND

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 part of Tract II on the Plan of Second Revision of the Brighton Close Boundary, as of record in Plat Book 6900, page 716, and being shown as Unit No. 125 on the Plan of Unit 125, 135 & 136 Brighton Close, Phase II as of record in Plat Book 6900, page 869, amended in Plat Book 7900, page 136 and Plat Book 7900, page 246, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to G & W Partners, a Tennessee general partnership composed of George Gianikas & Steve R. Wherry by deed from Marshall I. Karr, Trustee with full power of record in Book 7143, Page 527, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1991 Taxes, which have been prorated and assumed by the Grantees; (2) Declaration of Covenants, Conditions and Restrictions of record in Book 8273, page 884; (3) Charter of record in Book 8273, page 908; and (4) All matters appearin on the Plan of record in Plat Book 6900, page 716, Plat Book 6900, page 869, Plat Book 7900, page 136 & Plat Book 7900, page 246, said Register's Office.

3 9 U 2 3

AUG 14 9 10 AM '91

769.20

unimproved ( )
This is improved (XX) property, known as 125 Brighton Close, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 13th day of August, 1991

G & W PARTNERS
By:

George Gianikas  Steve R. Wherry  Albert J. Dale

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State. _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State. _____

Steve R. Wherry, Albert J. Dale and George Gianikas

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Partners of G & W PARTNERS the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this 13th day of August 19 91

My commission expires January 22, 1995 Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 206,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF August 19 91

MY COMMISSION EXPIRES: 1-22-95
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM G & W PARTNERS

TO W. JOSEPH ENGLAND AND WIFE, CONNIE H. ENGLAND

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

**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 TX - STATE TAX CONVEY |
| WD WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT
206000.00
CON TX 762.20
PRFEE 1.00
WDEED 6.00
TOTAL 769.20
CHECK 769.20
[illegible] 001 3502

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39023

AUG 14 9 18 AM '96

No. 450050