mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Billy W. Brown, single 1033 Mitchell Rd. Nashville, Tn. 37204	Same as New Owner	Map 83-8 Parcel 200 Field Book I.D. # 15DA 51555

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, THOMAS F. PEARSON and wife, RUBY G. PEARSON, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto BILLY W. BROWN, a single man, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Being Lot No. 72 on the Plan of Rosewood Heights, Section 3, as of record in Book 2133, page 61, Register's Office for Davidson County, Tennessee.

Said Lot No. 72 fronts 72.2 feet on the northerly side of Mitchell Road and extends back 145.2 feet on the westerly line and 152.2 feet on the easterly line to a dead line, measuring 85 feet thereon.

This conveyance is made subject to easements, setback lines, etc., as shown on the Plan of record in Book 2133, page 61, and restrictive covenants of record in Book 2156, page 140, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas F. Pearson and wife, Ruby G. Pearson by deed from James S. Sweeney, Sr. and James S. Sweeney, Jr. of record in Book 4650, page 701, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is: 1033 Mitchell Road, Nashville, Tennessee.

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

And WE, the GRANTORS, do covenant with the said GRANTEE, that we 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. Taxes for the year 1991, now yet due and payable, which have been prorated between the parties and which will be paid in full at closing.

2. Subject to any and all matters as they may appear on the Plan of record in Book 2133, page 61, said Register's Office.

3. Subject to restrictive covenants contained in instrument of record in Book 2156, page 140, said Register's Office.

And WE, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 21st day of October, 1991.

"GRANTORS" "GRANTEE"

Thomas F. Pearson
THOMAS F. PEARSON

Billy W. Brown
BILLY W. BROWN

Ruby G. Pearson
RUBY G. PEARSON

4675 10/22 0101 03CHECK 221.60

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS F. PEARSON and wife, RUBY G. PEARSON, and BILLY W. BROWN, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 21st day of October, 1991.

Patsy C. Davidson
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 $58,000.00.

Billy W. Brown
Affiant

Sworn to and subscribed before me, this the 21st day of October, 1991.

Patsy C. Davidson
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 12/29/93

5.5 8.8 6

IDENTIFICATION REFERENCE

Oct 22 9 24 AM '91

FELIX Z WISDOM II REGISTER DAVIDSON COUNTY TN

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8465 PAGE 50

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MG - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MG TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 58000.00
CON TX 214.60
PRFEE 1.00
WDEED 6.00
TOTAL 221.60
CHECK 221.60
10/22/91 01 09:27 0001 4675

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.5 8.8 6.

IDENTIFICATION REFERENCE

OCT 22 9 25 AM '91

No. 469412