This Instrument Prepared By:
Stokes & Bartholomew, P. A.
424 Church Street, Suite 2800
Nashville, TN 37219
Return to Box 50

BOOK 8472 PAGE 97

ADDRESS NEW OWNER:
Robert S. Brannon and wife, Evelyn W. Brannon
Lot #5, Ransom Place
Nashville, Tn 37214

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 135-14B
GROUP
PARCEL 5co

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/ we, Miller G. Kimbrough Jr. and James R. Hewgley hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Robert S. Brannon and wife, Evelyn W. Brannon, hereinafter called the GRANTEE(S), their heirs successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being real property located in Davidson County, Tennessee, described as follows, to wit:
>
> Being Lot No. 5 on the Plat of Phase One, Ransom Place Subdivision of record in Book 6900, pages 922-924, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Miller G. Kimbrough Jr. and James R. "Hap" Hewgley by deed from Metropolitan Airport Center Limited Partnership, a Tennessee limited partnership, of record in Book 8022, page 971, Registers's Office for Davidson County, Tennessee.

This is improved property known as Lot #5, Ransom Place, Nashville, Tn 37214.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, governmental regulations that may affect the premises and the following exceptions:

1. Taxes for 1991.

2. The Plan of record in Plat Book 6900, pages 922-924, Register's Office for Davidson County, Tennessee.

3. Amendment to Owner's Certificate of record in Book 7885, page 867, said Register's Office.

4. Storm Water Detention Joint Maintenance Agreement of record in Book 6865, page 79, said Register's Office.

5. Assignment of Rights in Easement of record in Book 7193, page 239, said Register's Office. BOOK 8472 PAGE 98

6. Easement of record in Book 7389, page 133, said Register's Office.

7. Restrictions of record in Book 7867, page 81, as amended in Book 7885, page 868, Book 7947, page 436, Book 8070, page 555 and Book 8424, page 414, said Register's Office.

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(S), their heirs, successors and assigns, forever; and GRANTOR(S) do covenant with the said GRANTEE(S) 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 25th day of October, 1991.

Miller G. Kimbrough Jr.

James R. Hewgley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Miller G. Kimbrough Jr., the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at office, this the 25th day of October, 1991.

R. L. Moore, NOTARY PUBLIC

My Commission Expires: November 21, 1992

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James R. "Hap" Hewgley the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at office, this the 25th day of October, 1991.

R. L. Moore, NOTARY PUBLIC

My Commission Expires: November 21, 1992

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $ 130,000.00.

Robert S. Brannon
AFFIANT

Subscribed and sworn to before me
this 28th day of October, 1991.

R. L. Moore, NOTARY PUBLIC
My Commission Expires: November 21, 1992

5.7.331

IDENTIFICATION

Oct 28 11 08 AM '91

5547 10/28 0101 03CHECK 491.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8472 PAGE 100

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 130000.00
CON TX 481.00
PRFEE 1.00
WDEED 9.00
TOTAL 491.00
CHECK 491.00

10/28/91 01 11:07 0001 6343

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.7.3 3.1.

IDENTIFICATION REFERENCE

OCT 28 11 08 AM '91

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY
TENNESSEE

No. 471046