10400 File Box 38

WARRANTY DEED

BOOK 8478 PAGE 560

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Ste 220
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
THOMAS G. BRANDON (NAME)	NEW OWNER(S) (NAME)	Map 117-13-B
137 Abbottsford Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 4
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, CHARLES H. MATHIS AND WIFE, JANE H. MATHIS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS G. BRANDON AND WIFE, SARA A. BRANDON

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 Lot No. 137 on the Plan of Phase One of Abbottsford, as of record in Plat Book 6250, page 421, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Charles H. Mathis and wife, Jane H. Mathis by deed from Gary W. Fox and wife, Jane H. Mathis of record in Book 6936, page 421, said Register's Office.

This conveyance is made subject to: (1) Restrictions of record in Book 6478, page 177 amended in Book 6530, page 242; (2) Declaration of Covenants, Conditions and Restrictions of record in Book 6537, page 303 amended and restated in Book 8106, page 1; (3) Dedication of common area of record in Book 7175, page 761; (4) Charter of Incorporation of record in Book 6548, page 213; (5) Easement of record in Book 1037, page 572 and in Book 1286, page 690; (6) Storm water detention agreement of record in Book 6555, page 328; and (7) All matters appearing on the plan of record in Plat Book 6250, page 421, said Register's Office.

5 9 4 1 4

IDENTIFICATION REFERENCE

Nov 4 12 40 PM '91

This is improved (XX) unimproved ( ) property, known as 137 Abbottsford Drive, Nashville, Tennessee 37215

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 31st day of October, 1991

Charles H. Mathis
CHARLES H. MATHIS

Jane H. Mathis
JANE H. MATHIS

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES H. MATHIS AND WIFE, JANE H. MATHIS

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 31st day of October 19 91

My commission expires 1/23/93 Notary Public

STATE OF
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, and who further acknowledged that is the of 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 day of , 19 .

My commission expires Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 425,000.00

Thomas G Brandon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October 19 91

MY COMMISSION EXPIRES: 1/23/93
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM
CHARLES H. MATHIS AND WIFE,
JANE H. MATHIS

TO
THOMAS G. BRANDON AND WIFE,
SARA A. BRANDON

52660 11/04 0101 OCHECK 157.50

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 425000.00
CON TX 1572.50
PRFEE 1.00
WDEED 6.00
TOTAL 1579.50
CHECK 1579.50

11/04/91 01 12:42 0001 6260

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.9 4 1 4.

IDENTIFICATION

Nov 4 12 40 PM '91

No. 473410