4

PREPARED BY (AND RETURN TO):
**WILKINS & IVEY,** Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (ljh) (Title No: 31319)
Dav. Co. File: Box 8

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

**State of Tennessee**
**County of Davidson**
The actual consideration or value, whichever is greater, for this transfer is: $ 590000.00

Affiant

Sworn and subscribed before me this 12th day of November, 1991.

Notary Public

My Comm. Expires: 9/24/92

**ADDRESS NEW OWNER:**
Richard M. Bracken
62 Annandale Drive
Nashville, TN 37215

**MORTGAGEE:**
Sovran Mortgage Corporation
1512 Willow Lawn Drive
Richmond, VA 23230-3479

**MAP-PARCEL NUMBERS**
158-04-A-052

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bruce L. Bennett and spouse, Angela L. Bennett,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Richard M. Bracken and spouse, Judith K. Bracken,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 31 on the Plan of Revised Section Two Outer Wood of record in Book 6900, Page 598 Register's Office for said County.

SAID Lot No. 31 fronts 32.54 feet on the easterly margin of Annandale and extends back 291.07 feet on the northerly line and 579.22 feet on the southerly line to a dead line in the rear, measuring 459.75 feet thereon.

BEING the same property conveyed to Bruce L. Bennett and wife, Angela L. Bennett by deed from Commercial Federal Mortgage Corporation of record in Book 8299, page 685, Register's Office for Davidson County.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction..

Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 7260, page 483.

6.27.83

Nov 18 1 58 PM '91

0274 11/18 0101 03CHECK 2190.00

**This is improved property, known as:** 62 Annandale Drive, Nashville, TN 37215

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 12th day of November, 1991.

**Bruce L. Bennett**

Angela L. Bennett
**Angela L. Bennett**

**State of Tennessee**
**County of Davidson**

On this 12th day of November, 1991, before me the undersigned authority, personally appeared Bruce L. Bennett and Angela L. Bennett, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 9/24/92

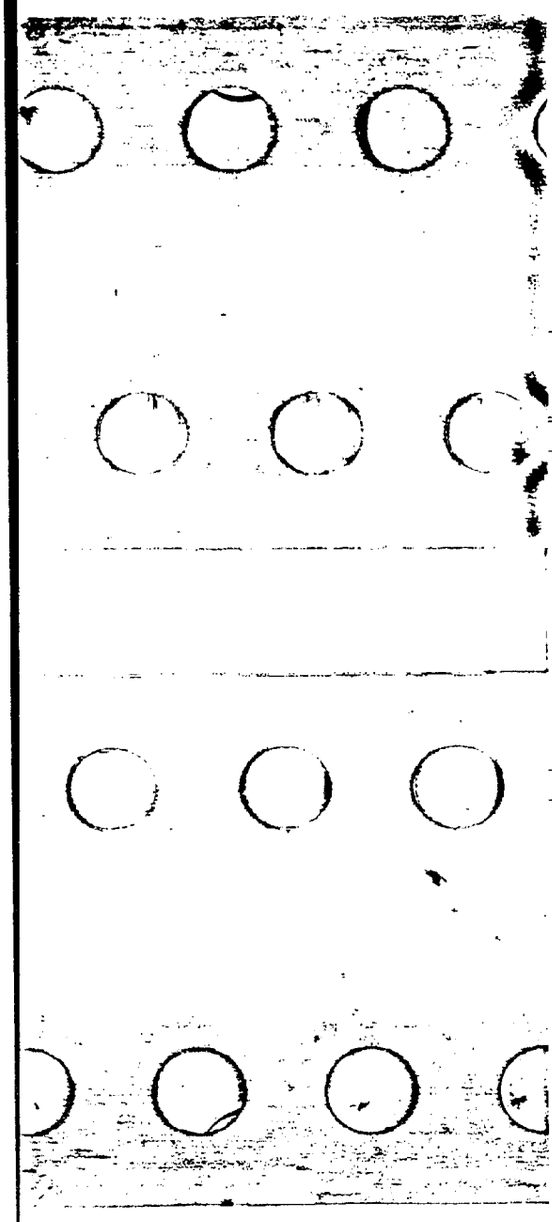
Notary Public

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8487 PAGE 742

| | | |
|---|---|---|
| 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 | |
| | | | | 590000.00 |
| | | | CON TX | 2183.00 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 6.00 |
| | | | TOTAL | 2190.00 |
| | | | CHECK | 2190.00 |
| 11/18/91 | 01 | | 14:00 0001 | 0274 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.2 7.8 3.

IDENTIFICATION REFERENCE

Nov 18 1 58 PM '91

No. 477364