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: (kd) (Title No: 31727)
Dav. Co. File: Box 8

**State of Tennessee**
**County of Davidson**
The actual consideration or value, whichever is greater, for this transfer is: $ 123747.00

W. Bryan Sargent
Affiant

Sworn and subscribed before me this 26th day of March, 1992.

Christy Wilkins Ivey
Notary Public

My Comm. Expires: Sept 16, 1995

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

**ADDRESS NEW OWNER:**
Alison J. McCann
5404 Bradfield Drive
Nashville, Tennessee 37220

**RESPONSIBLE FOR PAYMENT OF TAXES:**
Sears Mortgage Corporation
2500 Lake Cook Road
Riverwoods, Illinois 60015

**MAP-PARCEL NUMBERS**
161-5-24

# *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 **E. Lee Allen, a single person,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Alison J. McCann and W. Bryan Sargent, as joint tenants with rights of survivorship,** 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. 55 on the plan of Hillview Estates, of record in Book 3600, page 89, Register's Office for said County.

SAID Lot No. 55 fronts 137.7 feet on the easterly margin of Bradfield Drive and extends back 196.23 feet on the northerly line and 237.0 feet on the southerly line to a dead line in the rear, measuring 116.92 feet thereon.

BEING the same property conveyed to E. Lee Allen by deed from Dianne Lee Cavanah and Clyde V. Waynick, Administrator CTA/DBN of the Estate of Elizabeth Jeanne Jackson Allen.

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

The property herein conveyed is subject to restrictive covenants of record in Book 3836 Page 719 said Register's Office, and to the matters set forth in the referenced Plan of record.

IDENTIFICATION REFERENCE

5996 04/01 0101 03CHECK 464.69

**This is improved property, known as:** 5404 Bradfield Drive, Nashville, Tennessee 37220

**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 26th day of March, 1992.

E. Lee Allen

**E. Lee Allen**

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

On this 26th day of March, 1992, before me the undersigned authority, personally appeared E. Lee Allen, 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.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: Sept 16, 1995

Christy Wilkins Ivey
Notary Public



**OFFICIAL RECEIPT**
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8590 PAGE 93

| | | |
|---|---|---|
| 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 | |
| | | | | 123747.00 |
| | | | CON TX | 457.69 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 6.00 |
| | | | TOTAL | 464.69 |
| | | | CHECK | 464.69 |
| 04/01/92 | 01 | | 11:43 0001 | 5996 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97688

IDENTIFICATION REFERENCE

APR 1 11 03 AM '92

DAVIDSON COUNTY, TN

No. 516902