This Instrument Prepared By:
John R. Bradley & Associates
311 East Main, Suite 3
Hendersonville, Tennessee 37075

Send Tax Bills To
New Property Owner:
Ralph E. Land
100 Nelson Court West
Madison, Tennessee 37115

Map and Parcel Number: 033-16-0 267.00

Field Book Number: 11D 93961

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION OF the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **JOHN R. BRADLEY** and wife, **ELIZABETH F. BRADLEY**, and **THOMAS S. GAMMONS** and wife, **BENITA R. GAMMONS**, as Grantors, have this day bargained and sold, and do hereby transfer and convey unto **RALPH E. LAND**, as Grantee, her heirs and assigns, forever, a certain tract of land, described as follows:

> BEING Lot No. 108-B, Zone Lot Division of Primrose Meadows, Section Two, of record in Book 6900, Page 105, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.
>
> BEING the same property conveyed to Thomas S. Gammons and wife, Benita R. Gammons, by deed of record in Book 7986, Page 359, Register's Office, Davidson County, Tennessee. John R. Bradley and wife, Elizabeth F. Bradley, were conveyed a one-half (½) interest in said property by deed of record in Book 8325, Page 207, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with all improvements thereon and all appurtenances thereunto, belonging unto the said **RALPH E. LAND**, her heirs and assigns, forever.

WE DO COVENANT with the said **RALPH E. LAND**, her heirs and assigns, that we are lawfully seized and possessed of said property, and have a perfect right to convey the same, that the same is free and clear of all encumbrances, EXCEPT for applicable zoning and building regulations, all visible easements, all easements of record, restrictive covenants and setback lines of record, 1992 real estate taxes, and a Deed of Trust of record in Book 8422, Page 169, Register's Office, Davidson County, Tennessee, and the title to said property we will forever warrant and defend against the claims and demands of all persons whomsoever.

THIS IS IMPROVED PROPERTY LOCATED AT
100 NELSON COURT WEST, MADISON, TENNESSEE 37115

I, **RALPH E. LAND**, Grantee, join in this instrument to acknowledge that I am assuming responsibility for payment of the current indebtedness on said property, in the principal amount of $25,107.45, said indebtedness being secured by a Deed of Trust of record in Book 8422, Page 169, Register's Office, Davidson County, Tennessee, and I agree to indemnify and hold harmless the Grantors herein from any liability on said indebtedness.

IN TESTIMONY WHEREOF, we hereunto set our hands this the 30th day of March, 1992.

GRANTORS:

Thomas S. Gammons
THOMAS S. GAMMONS

Benita R. Gammons
BENITA R. GAMMONS

J. R. Bradley
JOHN R. BRADLEY

Elizabeth F. Bradley
ELIZABETH F. BRADLEY

GRANTEE:

Ralph E. Land
RALPH E. LAND

MAIL ENV.

APR 13 2 19 PM 19.
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

U 1 1 3 6.

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named THOMAS S. GAMMONS and wife, BENITA R. GAMMONS, and JOHN R. BRADLEY and wife, ELIZABETH F. BRADLEY, and RALPH E. LAND, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Sumner County, Tennessee, this the 30th day of March, 1992.

SHELTON HATCHER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NOTARY PUBLIC
My Com Expires 2/1/94

9936 04/13 0101 03CHECK 173.50

STATE OF TENNESSEE

COUNTY OF SUMNER

I hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $45,000.00.

J. R. Bradley
AFFIANT

Subscribed and sworn to before me this the 30th day of ~~April, 1992.~~ March, 1992.

SHELTON HATCHER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 2/1/94

NOTARY PUBLIC

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8599 PAGE 833

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	45000.00
CON TX	166.50
PRFEE	1.00
WDEED	6.00
TOTAL	173.50
CHECK	173.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/15/92 01 14509 0001 9936

011.36.

IDENTIFICATION REFERENCE

APR 13 2 10 PM '92

DAVIDSON COUNTY, TN

No. 520800