THIS INSTRUMENT PREPARED BY
Joseph B. Pitt, Jr., Attorn
315 Deaderick Street
Suite 105
00266211
BOX 35

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John J. Rieser (NAME)	Same (NAME)	MAP103-12
219 Mockingbird Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL152
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ~~TEN AND NO/100~~----------$10.00---------- Dollars,

Cash in hand paid by John J. Rieser and wife, Karen Edwards and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged,

BOOK 8601 PAGE 425

John P. Branham and wife, Sally A. Branham, as tenants in common

have this day bargained and sold, and do hereby transfer and convey unto the said John J. Rieser and wife, Karen Edwards

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 11 and the southerly 15 feet front and 25 feet rear of Lot No. 12 of Block "C" on the Plan of Cherokee Park, Section No. 1, of record in Book 547, pages 169 and 170, Register's Office for said County, described as follows:

Beginning on the westerly margin of Mockingbird Road at the corner of Lots Nos. 10 and 11; thence with the westerly margin of said road, northwardly 75 feet to the southeast corner of the property conveyed to Horton A. Jones, Jr. and wife, Joan Smith Jones, by deed from Horton A. Jones and wife, Lena B. Jones, of record in Book 2340, page 377, said Register's Office; thence with the said Jones' southerly line, westwardly 165 feet, more or less, to the westerly line of said subdivision; thence with the said line, South 28 deg. 13 min. East 109 feet to the southwest corner of Lot No. 11; thence with the southerly line of Lot No. 11 eastwardly 149.21 feet to the beginning.

Being the same property conveyed to John P. Branham and Sally A. Branham, husband and wife, by deed from James F. Osteen and Justine J. Osteen, husband and wife, of record in Book 4348, page 78, Register's Office of Davidson County, Tennessee; and by

(Continued on Page 2)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 185,000.00

Subscribed and sworn to before me this the 9th day of April 19 92

Affiant

My commission expires: 1-17-1994

(Affix Seal) Notary Public

This is improved (XX) unimproved ( ) property, known as 219 Mockingbird Road, Nashville, Tn 37205 (House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 9th day of April, 19 92, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

John P. Branham

Sally A Branham
Sally A. Branham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned ~~John P. Branham and wife, Sally A. Branham~~, *a Notary Public in and for said County and State* ~~tenants in common~~

~~s~~ they

the within named bargainor ~~_____~~, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* ~~_____~~ *executed the within instrument for the purposes therein contained*

Witness my hand and official seal at Nashville *Tennessee,*
this 29th *day of* April, *19* 92

Commission expires 1-17-1994 *Notary Public*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____

Witness my hand and seal, at office in _____,
this _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

EXHIBIT "A" 0557 04/14 0101 03CHECK 691.50

Quitclaim Deed of record in Book 8566, page 44, in said Register's Office, executed by Sally A. Branham and John P. Branham creating a tenancy in common.

U 1 7 0 5

WARRANTY DEED

FROM

TO

IDENTIFICATION REFERENCE

APR 14 3 41 PM '92

DAVIDSON COUNTY, TN

Compliments of
Chicago Title Insurance Company
First Floor – First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

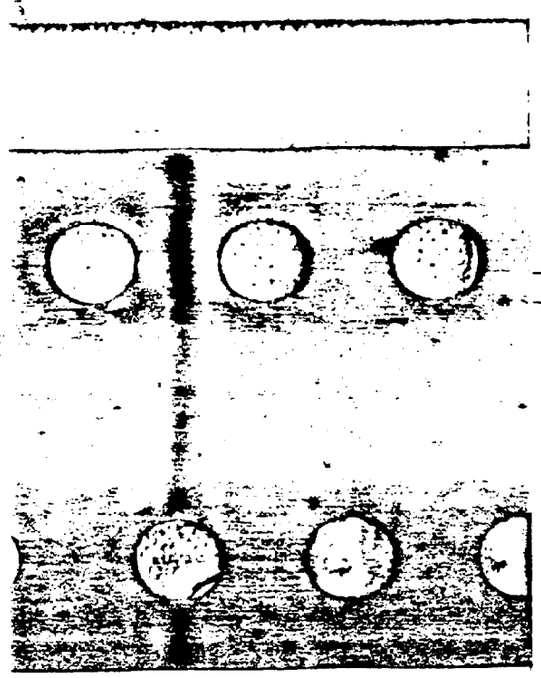
FOR _____

BOOK 8601 PAGE 427



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	185000.00
CON TX	684.50
PRFEE	1.00
WDEED	6.00
TOTAL	691.50
CHECK	691.50

04/14/92 01 15:44 0001 0557

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

U 1 7 0 5.

IDENTIFICATION REFERENCE

APR 14 3 44 PM '92

DAVIDSON COUNTY, TN

No. 521417