10800

WARRANTY DEED

SEND TAX BILLS TO: Buyer

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 8654 PAGE 143

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
E.B. DARBY, JR. (NAME)	(NAME)	Map 103-10
724 Branch Creek Road (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Parcel 19
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	8DA57017

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, JOHN P. BOURNE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO E.B. DARBY, JR. AND WIFE, MAXINE DARBY

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. 38 on the Plan of Brookside Courts Addition No. 3, as of record in Plat Book 1835, page 107, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to John P. Bourne, unmarried by deed from Nelson Carter Andrews, Jr. and wife, Nanette P. Andrews of record in Book 7556, page 72, said Register's Office.

This conveyance is subject to: (1) 1992 taxes, which have been prorated and assumed by the Grantees herein; (2) Easements of record in Book 5134, page 408 and Book 5140, page 382; and (3) All matters appearing on the Plan of record in Plat Book 1835, page 107, said Register's Office.

Sharon Lee Bourne, spouse of John P. Bourne, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said John P. Bourne.

20093

IDENTIF. REFERENCE

JUN 17 3 42 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

2119 06/17 0101 03CHECK 399.20

unimproved ( )
This is improved(XX) property, known as 724 Branch Creek Road, Nashville, Tennessee 37205

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 8 day of June, 19 92

John P. Bourne
JOHN P. BOURNE

Sharon Lee Bourne
SHARON LEE BOURNE

STATE OF ~~XXXXXXXX~~ GEORGIA
COUNTY OF Cobb

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN P. BOURNE and wife, SHARON LEE BOURNE 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 8 day of June, 19 92.

Notary Public, Cobb County, Georgia
My Commission Expires March 11, 1996

My commission expires _____ 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 _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 106,000.00 ~~106,500.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June, 1992

MY COMMISSION EXPIRES: 11/25/95
(AFFIX SEAL)

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM JOHN P. BOURNE and wife, SHARON LEE BOURNE

TO E.B. DARBY, JR. AND WIFE, MAXINE DARBY

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 _____

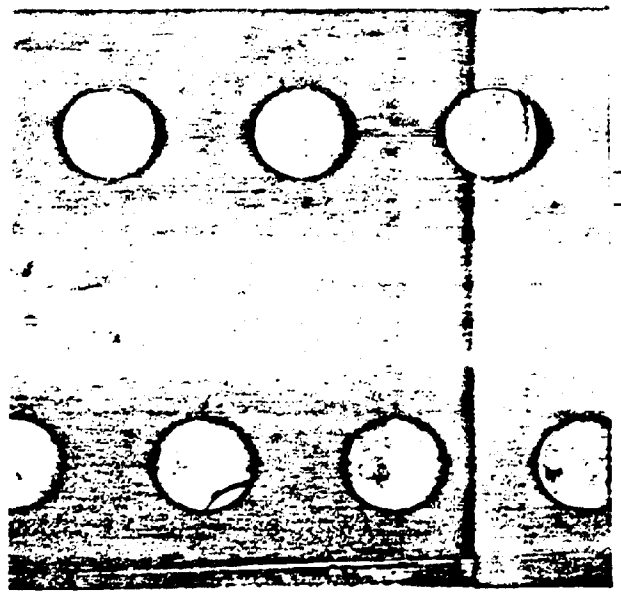
FOR _____

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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 106000.00
CON TX 392.20
PRFEE 1.00
WDEED 6.00
TOTAL 399.20
CHECK 399.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/17/92 01 15:43 0001 2119

20093

IDENTIF. TREFERENCE

JUN 17 3 42 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 541857