FILE NO. 30289 FILE BOX "7"

BOOK 8712 PAGE 766

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF AUGUST, 92

Notary Public

MY COMMISSION EXPIRES: 7/23/96

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GWEN BRANDON	S A M E	81-10-208
(NAME) 2311 Buchanan Street	(NAME) P.O. Box 80264	8DA 05540
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN.37208	(STREET ADDRESS) Nashville Tn 37208-0264	
(CITY) (STATE) (PO ZIP)	(CITY) (STATE) (ZIP)	

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, WE LURTON E. LIPSCOMB

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GWEN BRANDON

HEREINAFTER CALLED THE GRANTEES, THEIR 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 3 on the Plan of Cobb's Subdivision of Lot 6 of the Harding-Bosley Tract, as of record in Book 161, Page 155, Register's Office for said County.

SAID Lot 3 fronts 54.1 feet on the Southerly side of Buchanan Street, formerly the Hydes Ferry Pike, and runs back between parallel lines, with the Easterly margin of 24th Avenue North, 150 feet to an alley.

BEING the same property conveyed to Lurton E. Lipscomb by deed from Nannie D. Driver, A Widow, of record in B ook 7621, page 395, Register's Office for Davidson County, Tennessee.

4027.6

IDENTIFICATION REFERENCE

AUG 27 12 58 PM '92

JOE C. WILSON II REGISTER
DAVIDSON COUNTY, TN

Unimproved
This is Improved X property known as 2311 Buchanan Street, Nashville, Tennessee 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my hand this 20th day of August, 19 92

LURTON E. LIPSCOMB

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Alan D. Mazer, _____, a Notary Public in and for said County and State, the within named Lurton E. Lipscomb et ux Janice P. Lipscomb

the bargainor_____, 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 Nashville, Tennessee, this 20th day of August, 1992

Commission Expires 7/23/94

_____ Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires_____

WARRANTY DEED

FROM

TO

4560 98/27 0101 03CHECK 231.00

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
MG 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 60000.00
CON TX 222.00
PRFEE 1.00
WDEED 8.00
TOTAL 231.00
CHECK 231.00

08/27/92 01 13:00 0001 4560

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4027.6

IDENTIFI REFERENCE

Aug 27 12 50 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 564288