PREPARED BY & RETURN TO
WALT, DYER & JAMES, ATTYS.
ONE BURTON HILLS BLVD., SUITE 130
NASHVILLE, TN 37215

FILE BOX 61

THIS INSTRUMENT PREPARED BY:
Gregory S. Perrone, Attorney
111 Westwood Place, Suite 201
Brentwood, Tennessee 37027

BOOK 8733 PAGE 186

GENERAL WARRANTY DEED

: Address New Owner(s)	:Send Tax Bills To	:Map-Parcel Number(s)
: John E. Jana, etux	Leader Federal	Map 142-13
: 412 Northridge Court	158 Madison Ave	Group A
: Nashville, Tennessee 37221	Memphis, TN 38101	Parcel 3900
:		
:		
:		

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, GREGORY A. BRADEN and wife, DEBORAH J. BRADEN, ("Grantor"), has this day bargained and sold and by these presents does transfer and convey unto JOHN E. JANA* and wife, SUSAN J. HAZEN ("Grantee"), their heirs, successors, and assigns a certain tract or parcel of real property in Davidson County, Tennessee, described as follows:

*alson known as John Edward Jana

Being Lot No. 39 on the plat of Riverside, Phase I, a Planned Unit Development, as shown on the plan of Riverside as of record in Book 6900, page 492, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more detailed description of said lot.

Together with an undivided percentage interest in the Common Elements (as defined in the Declaration of Easements and Restrictive Covenants for Riverside) appertaining to said unit and all other rights, powers, privileges and interests appertaining to said lot pursuant to the Restrictive Covenants.

BEING the same property conveyed to Grantor by warranty deed from Rochford Realty and Construction Co., Inc., a Tennessee corporation of record in Book 7686, page 122, Register's Office for Davidson County, Tennessee.

This is improved property known as 412 Northridge Court, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the foregoing, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining, to Grantee and its successors and assigns, forever.

Said property is conveyed subject to (1) current real property taxes not delinquent, which have been prorated and will be paid by Grantee, (2) this conveyance is made subject to the provisions and requirements of the Declaration of Easements and Restrictive Covenants for Riverside recorded in Book 7185, page 619 and Book 7405, page 780, Register's office for Davidson County, Tennessee, and (3) matters set forth on the Plat of Riverside of record in Book 6900, page 492, Register's office for Davidson County, Tennessee.

Subject to the matters set forth above, Grantor covenants that Grantor is lawfully seized and possessed of said real property in fee simple, has good right to convey it, and that same is unencumbered. Grantor further covenants and binds themselves and their successors to warrant and forever defend the title to said real property to Grantees, their heirs and assigns against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor has executed this instrument or has caused this instrument to be executed on this 3rd day of September, 1992.

Gregory A. Braden

Gregory A. Braden

Deborah J. Braden

Deborah J. Braden

STATE OF NC
COUNTY OF Forsyth

7995 09/18 0101 03CHECK 632.45

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, GREGORY A. BRADEN and wife, DEBORAH J. BRADEN, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes herein set forth.

WITNESS my hand and official seal of office at Winston-Salem NC.
This 3rd day of September, 1992.

Kelly T. Davis

Notary Public

My commission expires: Oct. 14, 1992

OFFICIAL SEAL
KELLY T. DAVIS
NOTARY PUBLIC-NORTH CAROLINA
COUNTY OF FORSYTH
My Commission Expires October 14, 1992

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer or value of property (whichever is greater) is **$168,500.00.**

Affiant

Subscribed and sworn to before me, this 4th day of September, 1992.

Notary Public

My commission expires: 5-11-95

4 6 9 5 4

IDENTIFICATION REFERENCE

SEP 18 12 12 PM '92

A.Z. WILKINSON REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8733 PAGE 188

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
168500.00
CON TX 623.45
PRFEE 1.00
WDEED 8.00
TOTAL 632.45
CHECK 632.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

[illegible] 0001 7995

4 6 9 5 4

IDENTIFICATION REFERENCE

SEP 18 12 12 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 571629