PREPARED BY (AND RETURN TO):
**WILKINS & IVEY,** Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (sm) (Title No: 34415)
Dav. Co. File: Box 8

CHRISTY WILKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 9/16/95

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 150500.00

John F. Lanz, Jr.
Affiant

Sworn and subscribed before me this
21st day of December, 1993.

Notary Public

My Comm. Expires:

| ADDRESS NEW OWNER: | RESPONSIBLE FOR PAYMENT OF TAXES: | MAP-PARCEL NUMBERS |
|---|---|---|
| John F. Lanz, Jr.<br>Audrey J. Lanz<br>7404 Somerset Place<br>Nashville, TN 37221 | NationsBanc Mortgage Corporation<br>P. O. Box 353<br>Louisville, KY 40201-0358 | 09D 79737 141 15 D 066 |

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Carol C. Brewer, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John F. Lanz, Jr. and spouse, Audrey J. Lanz,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 66 on the plan of Phase 1, "Sheffield" on the Harpeth, of record in Book 6900, page 10 and 11, Register's Office for said County.

SAID Lot No. 66, which is a corner lot, fronts 93.30 feet on the northerly margin of Somerset Place and fronts 75.65 feet on the easterly margin of Staffordshire Drive, said frontages being joined by a curve having a length of 38.12 feet, and extends back 138.54 feet on the northerly line and 141.18 feet on the broken easterly line to a point of intersection.

BEING the same property conveyed to Carol C. Brewer by quitclaim deed from George M. Coaker and wife, Catherine Pennington Coaker, having been named along with their daughter, Carol C. Brewer, as joint tenants with right of survivorship, of record in Book 7945, page 350, Register's Office for Davidson County, Tennessee.

**Description Reference:** Described from source materials examined by the attorney preparing this conveyance.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 6925, page 900, Book 7145, page 954 and Book 8146, page 463, said Register's Office and to matters set forth in the referenced Plan of record.

FILED
DAVIDSON COUNTY, TN
93 DEC 22 AM 9:38
REGISTER

IDENTIF. & REFERENCE
99529

**This is improved property, known as:** 7404 Somerset Place, Nashville, TN 37221

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 21st day of December, 1993.

Carol C Brewer

**Carol C. Brewer**

**State of Tennessee**
**County of Davidson**

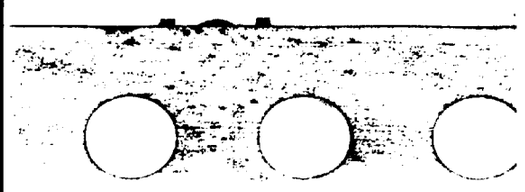
On this 21st day of December, 1993, before me the undersigned authority, personally appeared **Carol C. Brewer**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY WILKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 9/16/95

My Commission Expires:

Notary Public

7077 12/22/93 01 03 CHECK
565-85



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 9195 PAGE 502

| | | |
|---|---|---|
| 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 150500.00 |
| | | | | CON TX 556.85 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 565.85 |
| | | | | CHECK 565.85 |
| 12/22/93 | 01 | | | 09:34 0001 7077 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

99529 IDENTIF. & REFERENCE

93 DEC 22 AM 9:33

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 737040