FILE BOX 38
FIRST TITLE AND ESCROW COMPANY, INC.

# WARRANTY DEED

BOOK 9225 PAGE 36

*THIS INSTRUMENT PREPARED BY*
George E. Mudter, Jr., Atty.
C 11 Paddock 229 Ward Circle
Brentwood, Tennessee 37027

No. 12177

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Mr/Ms Martin S. Brown, Jr. (NAME) | Leader Federal Bank for Savings (NAME) | 104-9 |
| 3727 Richland Avenue (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 2926 (STREET ADDRESS) | 110 |
| Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP) | Memphis, Tennessee 38101 (CITY) (STATE) (ZIP) | 26W 2535 |

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,

DAVID BERGER GRAVES, III and wife, ELENA W. GRAVES

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

MARTIN S. BROWN, JR., AND WIFE, CATHERINE S. BROWN

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 the westerly half of Lot No. 18 of Block 7, Division "A", on the plan of Richland Realty Company Division "A", of record in Book 161, page 151, Register's Office for Davidson County, Tennessee, described according to a survey by R. L. Montoya, dated December 21, 1978, as follows:

Beginning at an iron pin in the right-of-way intersection of Richland Avenue and Christopher Street; thence with the south margin of Richland Avenue, N 62 deg. 47 min. 10 sec. E 50.01 feet to an iron pin; thence leaving said south margin along the west line of G. R. Coult's property as recorded in Book 2302, page 295, said Register's Office, S 27 deg. 13 min. 40 sec. E, 200.13 feet to an iron pin located in the north line of M. L. and L. E. Slanigan as recorded in Book 1258, page 34, said Register's Office; thence along Slanigan's north line S 63 deg. 01 min. 34 sec. W 50.04 feet to an iron pin in the east margin of Christopher Street; thence along said margin N 27 deg. 13 min. 02 sec. W, 199.93 feet to the point of beginning, containing 10,006 square feet (0.23 acres) more or less.

Being the same property conveyed to David Berger Graves, III and wife, Elena W. Graves by deed from Mark H. Harrison and wife, Celeste Reed Harrison of record in Book 7508, page 651, said Register's Office.

This conveyance is made subject to: (1) Taxes for 1994 which have been prorated and assumed by the Grantees; and (2) All matters appearing on the plan of record in Plat Book 161, page 151, Register's Office for Davidson County, Tennessee.

94 JAN 20 11:11 AM
FELIX Z. BROWN REGISTER
DAVIDSON COUNTY

IDENTIFICATION REFERENCE 09220

unimproved ( )
This is improved (xx) property, known as 3727 Richland Avenue, 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 13th day of January, 19 94

David Berger Graves, III

Elena W. Graves

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9225 PAGE 37

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID BERGER GRAVES, III AND WIFE, ELENA W. GRAVES 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 13th day of January, 19 94.

My commission expires March 25, 1995 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 DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $396,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF January, 19 94.

MY COMMISSION EXPIRES: March 25, 1995 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM DAVID BERGER GRAVES, III AND WIFE, ELENA W. GRAVES

TO MARTIN S. BROWN, JR., AND WIFE, CATHERINE S. BROWN

1389 01/20 0101 03CHECK 1474.20

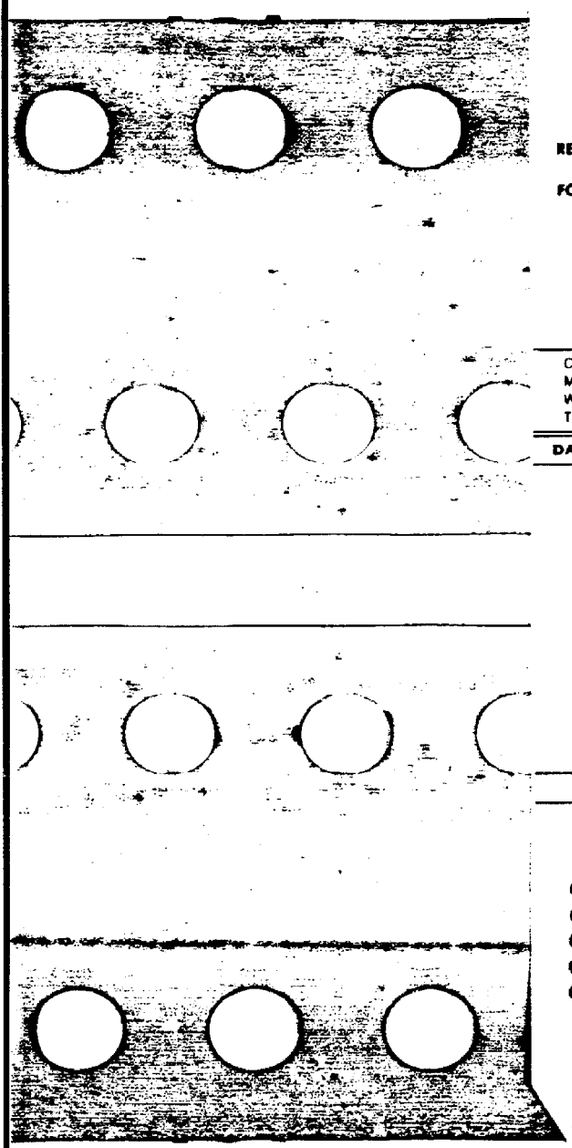
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**



RECEIVED OF _____

FOR _____

BOOK 9225 PAGE 38

| | | |
|---|---|---|
| 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 396000.00 |
| | | | | CON TX 1465.20 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 1474.20 |
| | | | | CHECK 1474.20 |
| | | | 01/20/94 01 | 10:54 0001 1389 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09220 IDENTIF. ← REFERENCE

94 JAN 20 AM 10:54

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 747354