2004 22

# WARRANTY DEED

BOOK 9259 PAGE 355

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,000.00

Esther A Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF February 19 94

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: July 26, 1997
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
TATUM & JONES, ATTORNEYS, 2001 Charlotte Avenue, Suite 200, Nashville, TN 37203

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| ESTHER A. BROWN (NAME) | LEADER FEDERAL BANK FOR SAVINGS (NAME) | 103-8-110 |
| 4010 WESTLAWN DRIVE (ADDRESS) | P. O. BOX 2926 (ADDRESS) | 25W-07105 |
| NASHVILLE, TN 37209 (CITY) (STATE) (ZIP) | MEMPHIS, TN 38101-2926 (CITY) (STATE) (ZIP) | |

FOR AND 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, HENRY HOOD AND WIFE, SARAH HOOD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ESTHER A. BROWN, AN UNMARRIED PERSON

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 a part of Lot No. 353, on the Map of Richland Realty Company's West Lawn Subdivision, of record in Book 421, page 32, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the North margin of Westlawn Drive at the corner of Lot Nos. 353 and 354; thence with the line between said two lots, northerly 143 feet, more or less, to the Southeast corner of the property conveyed to Jack M. Blackwell and wife, by deed of record in Book 1339, page 535, Register's Office for said County; thence with Blackwell's South line, westerly 60-1/2 feet, more or less, to the East line of the property conveyed to Harris D. Kemp by deed of record in Book 1372, page 350, Register's Office for said County; thence with Kemp's easterly line, southerly 150 feet, more or less, to the northerly margin of Westlawn Drive; thence with the margin of same easterly 65.2 feet, more or less, to the point of BEGINNING.

BEING the same property conveyed to Henry Hood and wife, Sarah Hood, by deed from Opal A. Felton, as Conservator of Herbert B. Pelton, Sr., of record in Book 9220, page 916, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: Survey dated February 4, 1994, made by:
JOHN B. KOHL, III, License No. 100
400 Seventh Avenue, South
Nashville, TN 37203

unimproved ( )
This is improved ( X ) property, known as 4010 WESTLAWN DRIVE, NASHVILLE, TN 37209
(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 our hand/s this 23rd day of February 19 94

Henry Hood
HENRY HOOD

Sarah Hood
SARAH HOOD

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named HENRY HOOD AND WIFE, SARAH HOOD

the bargainor s, 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 23rd day of February 19 94.

Commission expires July 26, 1997

I. DYKE TATUM Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

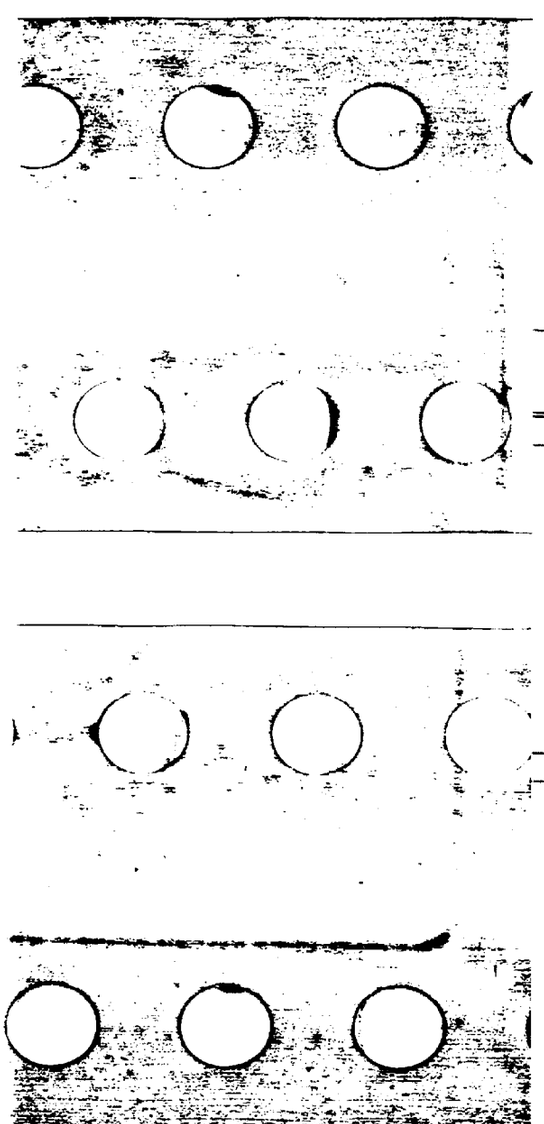
21276

9395 02/25 0101 03CHECK 182.50

**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 47000.00 |
| | | | | CON TX 173.90 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 182.90 |
| | | | | CHECK 182.90 |
| | | | 02/25/94 01 | 13:40 0001 9365 |

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

21276

IDENTIFICATION REFERENCE

94 FEB 25 PM 1:39

DAVIDSON COUNTY, TENN.

**No.760274**