File Box 36

36

WARRANTY DEED

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
149-09 Par.084.00	Beverly A. Branch	First American National Bank P. O. Box 305048 Nashville, TN 37230-5048
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 120 Apollo Court East Antioch, TN 37013	LOAN OR ACCOUNT NO 051694-1 PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

BOOK 9362 PAGE 876

Anthony Ray King and wife, Connie G. King

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Beverly A. Branch, unmarried

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, _____ State of Tennessee, described as follows:

BEING Lot No. 17 on the Plan of Barclay Square Section 1, of record in Book 4460, Page 141, Register's Office for Davidosn County, Tennessee.

Being the same property conveyed to Anthony Ray King, unmarried by Deed from James M. Duke and wife, Elva L. Duke of record in Book 7358, Page 492, Register's Office for Davidson County, Tennessee.

Connie G. King joins in this conveyance for the purpose of conveying any and all right, title and interest in and to the above described property by virtue of marriage to the grantor, Anthony Ray King.

THis conveyance is made subject to Restrictive Covenants of record in Book 4665, Page 648 and all matters as shown on the recorded plat referred to above and all zoning regulations, setback lines, if any, easements and rights of way for public utilities applicable to the lot in question.

56010

IDENTIF. & REFERENCE

'94 JUN -1 PM 1:37

ELAINE ... DAVIDSON COUNTY, TN

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor Covenants with the Grantee, that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except 1994 taxes, which have been prorated and assumed by Grantee.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever 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 Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 31st day of May, 1994.

Anthony Ray King

Connie G. King

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Anthony Ray King and wife, Connie G. King

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, the 31st day of May, 1994.

My commission expires: 11-22-97

Julie D. Coone
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

STATE OF _____

COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

_____ the bargainor(s), with whom I am personally aquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____,

this, the _____ day of _____, 19 _____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OF VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 66,900.00 Beverly A. Branch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May 19 94

COMMISSION EXPIRES: 11-22-97 (AFFIX SEAL)

Julie D. Coone
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

WARRANTY DEED

FROM
Anthony Ray King and wife,
Connie G. King

TO
Beverly A. Branch

Instrument Prepared by:
Ortale, Kelley, Herbert & Crawford
J. Michael Morgan, Attorney
200 Fourth Avenue North
Nashville, TN 37219

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared

_____ and _____,

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged _____ to be the _____ and _____ respectively, of _____, a corporation, the bargainor, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

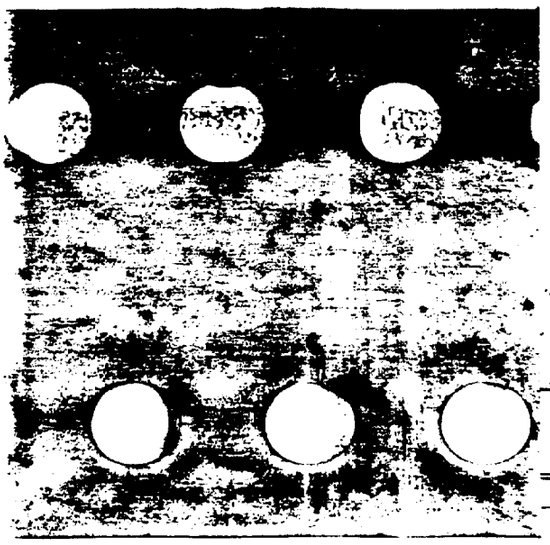
Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19 _____.

My commission expires: _____

Notary Public

9448 06/08/94 01:01 PM CHECK

256.53



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

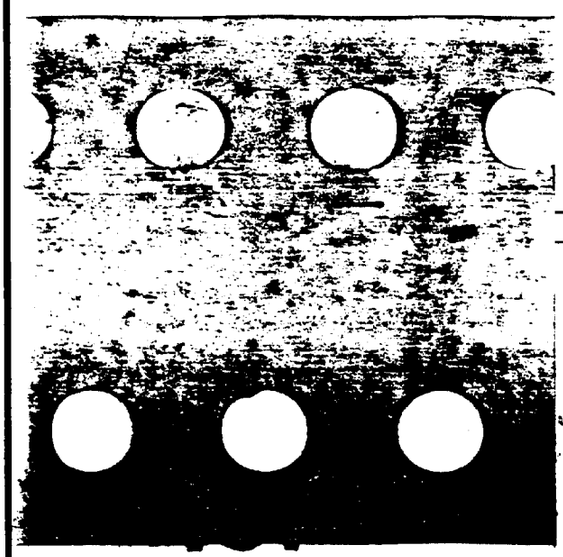
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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO AMT - STATE [illegible]
PROB - PROBATE FEE
LOAN TX 247.53

DATE	SYMBOL	VALUATION	TAX AND FEES
			PRFEE TOTAL PAID 00
			WDEED 8.00
			TOTAL 256.53
			CHECK 256.53
06/01/94	01	13:36	0001 0468



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56010 IDENTIF. ↑ REFERENCE

94 JUN -1 PM 1:36

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 797455