50B

This Instrument Prepared By:
**Stokes & Bartholomew, P.A.**
**3310 West End Avenue, 4th Floor**
**Nashville TN 37203**
**Return to Box 50-B**

BOOK 9405 PAGE 422

**ADDRESS NEW OWNER:**
Nathan R. Brown and Jennifer R. Brown
2809 Branwood Drive
Nashville, Tennessee 37214

**SEND TAX BILL:**
*To Mortgagee*

**MORTGAGEE:**
Union Planters Bank of Middle
Tennessee, N.A.
401 Union Street
Nashville, Tn 37219

**MAP AND PARCEL:**
MAP 096-13
GROUP
PARCEL 91

**WARRANTY DEED**

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, Gary T. Felts, Executor for the Estate of Elsie Geneva Felts, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Nathan R. Brown and wife, Jennifer R. Brown, 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 Lot No. 162 on the Plan of Twin Lawn Subdivision, of record in Book 2331, page 9, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description of said lot.
>
> Being the same property conveyed to Charles E. Felts and wife, Elsie E. Felts, by deed from George D. Lassiter and wife, Peggy J. Lassiter, as of record in Book 4180, page 372, Register's Office for Davidson County, Tennessee; the said Charles E. Felts and wife, Elsie E. Felts both having since died, have having predeceased her, and she having since died, he having predeceased her, and she having died testate. By Will of record in Will Book 186, page 587, Probate Court of Davidson County, Tennessee, Gary T. Felts was appointed executor with full power to convey.

This is improved property known as 2809 Branwood Drive, Nashville, TN 37214.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1994 property taxes which are not yet due and payable.
2. Subject to all matters shown on the Plan of record in Book 2331, page 9, in said Register's Office.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the

said Nathan R. Brown and wife, Jennifer R. Brown, their heirs and assigns, forever; and Gary T. Felts, Executor of the Estate of Elsie Geneva Felts, does covenant with the said Grantees that he is lawfully seized 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; and I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.



Witness my hand this the 8th day of July, 1994.

Gary T. Felts, Executor of the
Estate of Elsie Geneva Felts

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Gary T. Felts, Executor of the Estate of Elsie Geneva Felts, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 8th day of July, 1994.

94 JUL 12 PM 1:52 FELIX Z. ... DAVIDSON COUNTY, TN

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

NOTARY PUBLIC

My Commission Expires: Nov 30, 1994

70299 IDENTIF. ↑ REFERENCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 61,500.00.

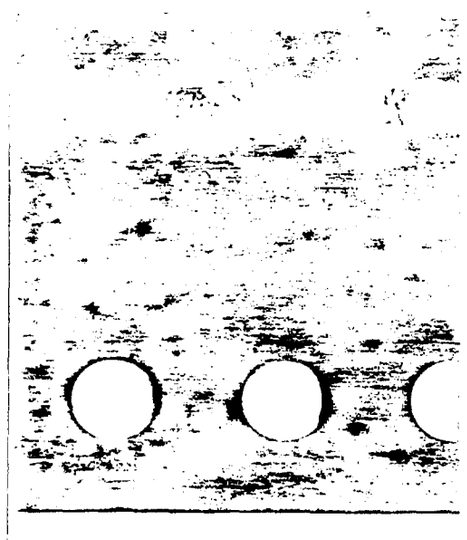
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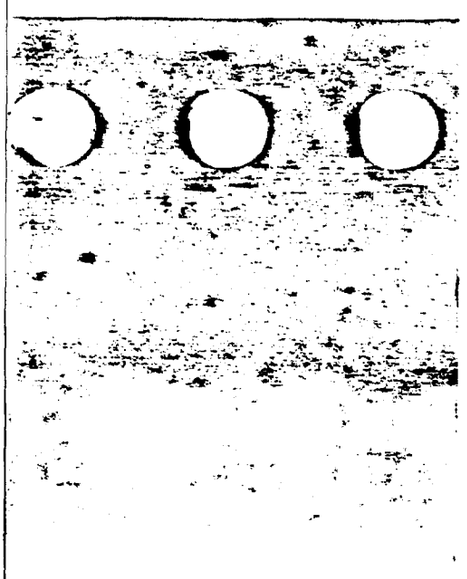
Subscribed and sworn to before me
this 8th day of July, 1994.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

NOTARY PUBLIC
My Commission Expires: Nov 30, 1994

6127 07/12 0101 03 CHECK 236.55





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

RECEIVED OF _____

FOR _____

BOOK 9405 PAGE 421

| | | |
|---|---|---|
| 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 61500.00 | |
| | | | CON TX 227.55 | |
| | | | PRFEE 1.00 | |
| | | | WDEED 8.00 | |
| | | | TOTAL 236.55 | |
| | | | CHECK 236.55 | |
| 07/12/94 | 01 | 13:55 0001 6127 | | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

70299
IDENTIF. ↑ REFERENCE

94 JUL 12 PM 1:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 812740