14A

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF July 19 94

JOHN T. COOK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

MY COMMISSION EXPIRES: 7/24/97
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Leslie B. Dickey (NAME) | CTX MORTGAGE COMPANY (NAME) | MAP 104-10 |
| 3446 Marlborough Avenue (ADDRESS) | 5200 Marvland Way, Suite 108 (ADDRESS) | PARCEL 274 |
| Nashville, TN 37212 (CITY) (STATE) (ZIP) | Brentwood, TN 37027 (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, Susan Rachel Minyard

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

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. 2-B on the Plan of Zone Lot Division Lot No. 2, Re-Subdivision Lot No. 35, Bransford Realty Company's West End Heights Subdivision, as of record in Book 332, page 125, as amended in Book 6050, page 243, and further amended in Book 6900, page 299 Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Susan Rachel Minyard by Quitclaim Deed from Debora Coleman Harrington of record in Book 9314, page 327, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

79554

IDENTIF. + REFERENCE

94 AUG -9 AM 10: 11

REGISTER
DAVIDSON COUNTY, TN.

6124 08/09 0101 03CHECK 317.95

unimproved ( )
This is improved ( X ) property, known as 3446 Marlborough Avenue, Nashville, TN 37212
(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 my hand this 20th day of JUNE 19 94

Susan Rachel Minyard

STATE OF Tennessee

COUNTY OF Davidson

BOOK 9432 PAGE 38

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susan Rachel Minyard

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville

this 20th day of June 1998

Commission expires November 22, 1997

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ 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 _____.

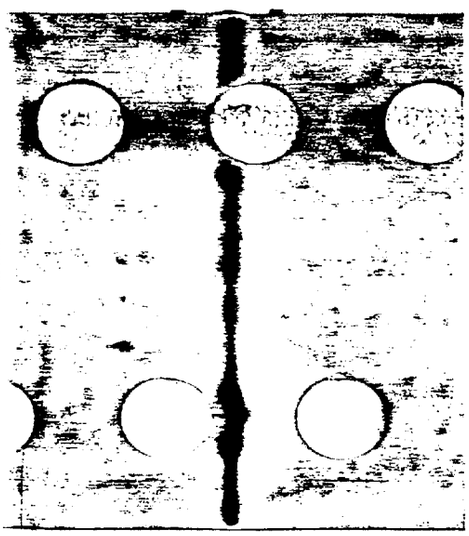
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

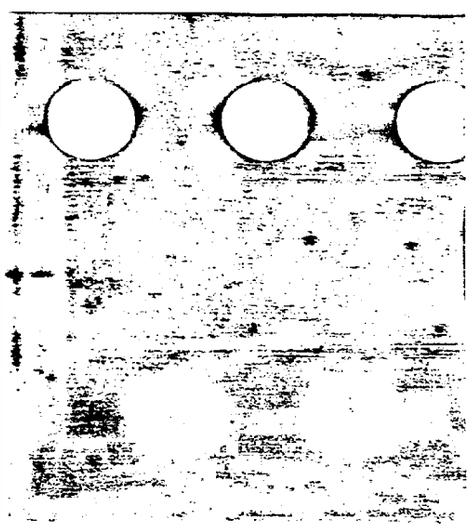
My commission expires _____

Notary Public

Warranty Deed from Susan Rachel Minyard, to.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215





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

RECEIVED OF _____

FOR _____

BOOK 9432 PAGE 39

| | | |
|---|---|---|
| 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 | 83500.00 |
| CON TX | 308.95 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 317.95 |
| CHECK | 317.95 |

08/09/94 01 10116 0001 6124

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79554
IDENTIF. ↑ REFERENCE

94 AUG -9 AM 10:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 822613