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

BOOK 9455 PAGE 589

**ADDRESS NEW OWNER:**
Bradley D. Talbott and Christy L. Rieck
2501 Essex Place
Nashville, Tennessee 37212

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

**MORTGAGEE:**
UNION PLANTERS BANK OF MIDDLE TENNESSEE, N.A.
401 Union Street
Nashville, Tn 37219

**MAP AND PARCEL:**
MAP 104-11
GROUP
PARCEL 283

# 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, we, Sara Eckert and husband, George J. Eckert Jr., hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Bradley D. Talbott and Christy L. Rieck, as Tenants in Common with the Right of Survivorship 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 the easterly 50 feet of Lot No. 109 on the Map of Bransford Realty Company's Subdivision of the Edgar Jones Home Place, as of record in Book 421, page 7, Register's Office for Davidson County, Tennessee.

Said Part of Lot No. 109 fronts 50 feet on the southerly side of Essex Avenue and extends back between parallel lines with the westerly margin of 25th Avenue, South, 165 feet to an alley.

Being the same property conveyed to Gus Lafayette Baker, unmarried, by deed from William H. Hon and wife, Katherine P. Hon, of record in Book 3618, page 61, Register's Office for Davidson County, Tennessee, the said Gus Lafayette Baker having since died testate, by Will of record in Will Book 191, page 423, Probate Court for Davidson County, Tennessee, Case No. 94P856, the herein described property was devised under said Will to Sara Eckert.
**The said George J. Eckert, Jr. joins in this conveyance to convey any and all marital interest in subject property as husband of Sara Eckert.**

This is improved property known as 2501 Essex Place, Nashville, TN 37212.

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. 1994 taxes, a lien but not yet due and payable.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Bradley D. Talbott and Christy L. Rieck, as Tenants in Common with the Right of Srurvivorship their heirs and assigns, forever; and we, Sara Eckert and husband, George J. Eckert Jr., 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 31st day of August, 1994.



Sara Eckert

Sara Eckert

George J. Eckert

George J. Eckert Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Sara Eckert and husband, George J. Eckert Jr., the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 31st day of August, 1994.

Tracy C Bouchey

NOTARY PUBLIC

My Commission Expires: 9/27/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 135,000.00.

June Atkinson

AFFIANT

Subscribed and sworn to before me this 31st day of August, 1994.

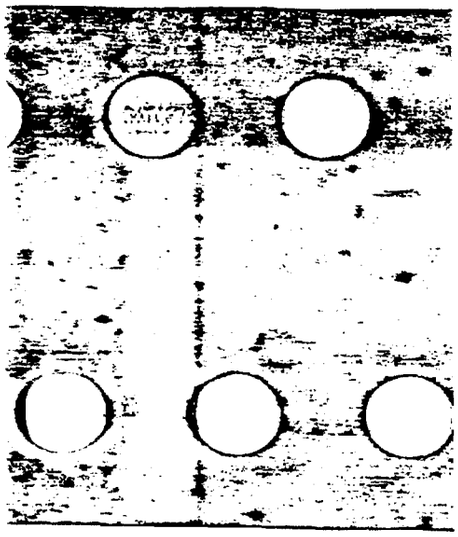
Tracy C Bouchey 9/27/97

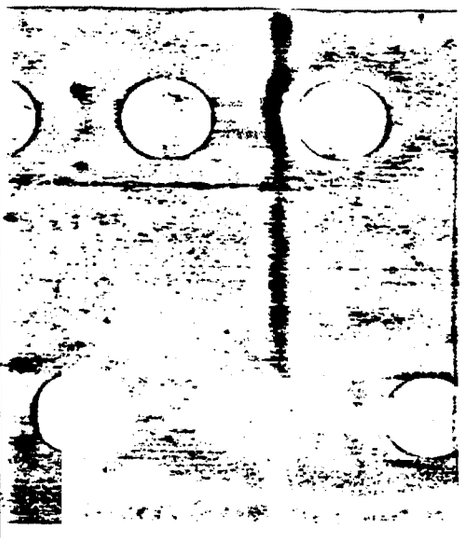
NOTARY PUBLIC
My Commission Expires:

87639
IDENTIF. & REFERENCE

94 SEP -2 PM 1:26
REGISTER
DAVIDSON COUNTY, TN.

4913 09/02 0101 03CHECK 508.50





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

RECEIVED OF _____

FOR _____

BOOK 9455 PAGE 591

| | | |
|---|---|---|
| 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 135000.00
CON TX 499.50
PRFEE 1.00
WDEED 8.00
TOTAL 508.50
CHECK 508.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/02/94 01 13:25 0001 4913

87639
IDENTIF. & REFERENCE

91 SEP -2 PM 1:26

REGISTER
DAVIDSON COUNTY, TN.

No. 831286