Mail

THIS INSTRUMENT PREPARED BY:
SHELTON HATCHER, ATTORNEY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075
TN SUPREME COURT NO. 2657

BOOK 9466 PAGE 941

OUR FILE NUMBER: R3952

MAP/GROUP/PARCEL
060-03-0-181.00 212A Ewing Drive, Nashville, Tennessee 37207
060-03-0-189.00 212B Ewing Drive, Nashville, Tennessee 37207

NEW OWNER'S ADDRESS:
Rose Brown
3227 Valview Dr.
Nashville, TN 37207

PROPERTY ADDRESS:
212 A & B EWING DRIVE
NASHVILLE, TENNESSEE 37207

SEND TAX BILLS TO:
FIRST INVESTMENT COMPANY
4300 EAST BROAD STREET
P.O. BOX 729
COLUMBUS, OH 43216

91622
IDENTIF. & REFERENCE

94 SEP 16 AM 10:42
[illegible] REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which his hereby acknowledged, we, Carl D. Strange and wife, Judith Ann Strange, hereinafter called Grantors, do hereby transfer and convey unto Rose Brown, her heirs and assigns, hereinafter called Grantee, property described as follows:

TRACT I (212 A EWING DRIVE, NASHVILLE, TENNESSEE 37207
Being Lot No. 3A on the Zone Lot Division of Lots 1, 2, 3, & 4 on the Plan of C.M. Richmond Subdivision, of record in Plat Book 6250, Page 199, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to grantors herein by Deed of record in Book 6432, Page 35, Register's Office for said county.

TRACT II (212 B EWING DRIVE, NASHVILLE, TENNESSEE 37207)
Being Lot No. 3B on the Zone Lot Division of Lots 1, 2, 3, & 4, on the Plan of C.M. Richmond Subdivision, of record in Plat Book 6250, Page 199, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to grantors herein by Deed of record in Book 6432, Page 42, Register's Office for said county.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees that they are 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 for the Deed of Trust hereinafter mentioned and except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

ASSUMPTION CLAUSE

As part of the purchase price of the above described premises, the grantees hereby expressly assume and agree to pay an existing mortgage evidenced by a Deed of Trust (212 A EWING DRIVE, NASHVILLE, TENNESSEE 37207) of Record in Book 7153, Page 543, Register's Office for Davidson County, Tennessee, in the original amount of $34,250.00, the same being payable to First Investment Company, and by a Deed of Trust (212 B EWING DRIVE, NASHVILLE, TENNESSEE 37207) of Record in Book 7153, Page 531, Register's Office for Davidson County, Tennessee, in the original amount of $34,250.00, the same being payable to First Investment Company.

GRANTEES execute this Deed as evidence of their assuming and promising to pay the debt hereinabove described.

Carl D. Strange by Judith Ann Strange Atty. in fact
Carl D. Strange

Judith Ann Strange
Judith Ann Strange

Rose Brown
Rose Brown

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Judith Ann Strange, with whom I am personally acquainted, and who upon oath acknowledged herself to be Attorney in Fact for Carl D. Strange, the within named bargainor, and that Judith Ann Strange as such Attorney in Fact being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Carl D. Strange as Attorney in Fact.

Witness my hand and seal, at office in Hendersonville, Sumner County, Tennessee this the 12th day of September, 1994.

NOTARY PUBLIC
MY COMMISSIONS EXPIRES: 2-3-98

SHELTON HATCHER NOTARY AT LARGE EXP. 2/3/98 SUMNER COUNTY STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Judith Ann Strange and Rose Brown, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 12th day of September, 1994.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-3-98

SHELTON HATCHER NOTARY AT LARGE EXP. 2/3/98 SUMNER COUNTY STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $84,900.00.

Rose Brown
AFFIANT

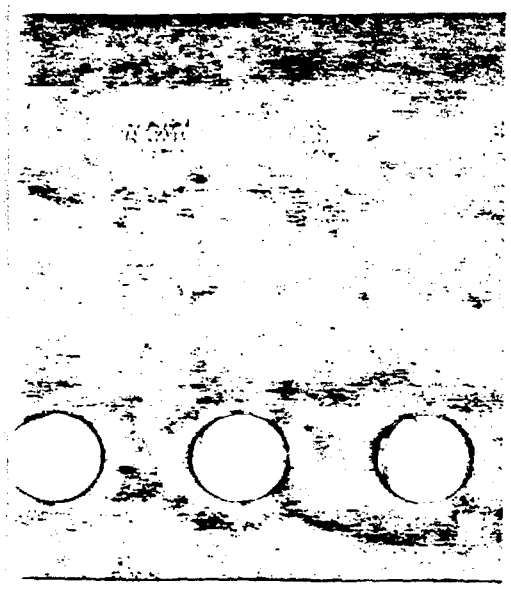
Sworn to and subscribed before me, this the 12th day of September, 1994.

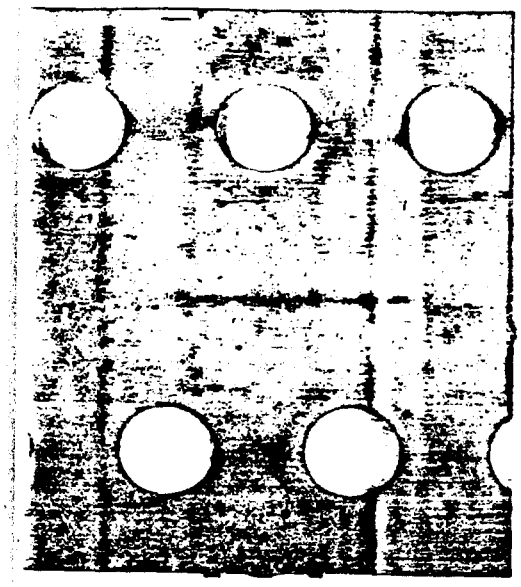
NOTARY PUBLIC

My Commission Expires:
2-3-98

SHELTON HATCHER NOTARY AT LARGE EXP. 2398 SUMNER COUNTY STATE OF TENNESSEE

9223 09/16 0101 03CHECK 327.13





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

RECEIVED OF _____

FOR _____

BOOK 9466 PAGE 944

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 84900.00	
			CON TX 314.13	
			PRFEE 1.00	
			WDEED 12.00	
			TOTAL 327.13	
			CHECK 327.13	
09/16/94	01	10:41 0001	9223	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

91622
IDENTIF. ↑ REFERENCE

94 SEP 16 AM 10:42
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 835543