BK 9581 PG 793

Box 44 **THIS INSTRUMENT PREPARED BY:** **Jack W. Robinson, Sr.** **GULLETT, SANFORD, ROBINSON & MARTIN** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $68,000.00. Brenda J. Carr **AFFIANT** Subscribed and sworn to before me, this 30th day of January, 1995. Linda Plummer Notary Public My Commission Expires:

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Brenda J. Carr 2219 Maplecrest Drive Nashville, TN 37214	SAME	084-10-026 3DZ 44448

6475 01/30 0101 03CHECK 260.60

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JUDITH M. BRAGG**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **BRENDA J. CARR**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Maplecrest, of record in Book 1835, pages 27 and 28, Register's Office for said County.

Said Lot No. 49 fronts 80 feet on the southwesterly side of Maplecrest Drive and runs back 460 feet on the northwesterly line and 355.9 feet on the southeasterly line to a dead line, measuring 166 feet thereon..

INCLUDED in the above description, but specifically **EXCLUDED** from this conveyance is that property conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee, of record in Book 4236, page 978, Register's Office for said County, described as follows:

A small triangular tract or parcel of land in the 14th Civil District of the Metropolitan Government of Nashville & Davidson County, Tennessee, being part of Lot No. 49 on the Map of Maplecrest of record in Book 1835, pages 27 and 28, Register's Office for said County and described according to a survey known as State of Tennessee Project No. 19076-2306-04, Briley Parkway.

Beginning at the northerly corner of Lot No. 49; thence North 50 deg. 27 min. 38 sec. East 40.5 feet along the lot line between Lot Nos. 49 and 50 on said map to a point on the easterly margin of Briley Parkway; thence South 41 deg. 23 min. 30 sec. East 46.7 feet along the easterly margin of Briley Parkway, the same being parallel to and 140 feet from the centerline of Briley Parkway to a point on the rear line of Lot No. 49; thence North 82 deg. 22 min. 38 sec. West 63.2 feet along the rear line of Lot No. 49 to the point of beginning and containing 940 square feet, more or less.

Being part of the same property conveyed to Edwin F. Will and wife, Melba M. Will by deed from William A. Keel, Jr. and wife, Jean H. Keel of record in Book 2902, page 437, Register's Office for Davidson County, Tennessee. Melba M. Will died on January 18, 1992 vesting title solely in Edwin F. Will as the surviving tenant by the entirety. Edwin F. Will died testate, July 20, 1993 and by Will of record in Will Book 185, page 786, Probate Court clerk's Office for Davidson County, Tennessee, devised said property to Judith M. Bragg.

Subject property is not the usual place of residence of the Grantor or her spouse.

This conveyance is made subject to:

1. 1994 and 1995 Metro taxes, which have been assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Easement for sanitary sewers and/or storm drainage granted to Metropolitan Government of Nashville & Davidson County, Tennessee, of record in Book 4883, page 977, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 1835, pages 27 and 28, Register's Office for Davidson County, Tennessee.

This is improved property known as 2219 Maplecrest Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS our hands this 23RD day of January, 1995.

Judith M. Bragg

Judith M. Bragg

95 JAN 30 PM 2:13
REGISTER
DAVIDSON COUNTY, TN.

29325
IDENTIF. & REFERENCE

STATE OF MICHIGAN)
COUNTY OF Lenawee)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JUDITH M. BRAGG**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23 day of January, 1995.

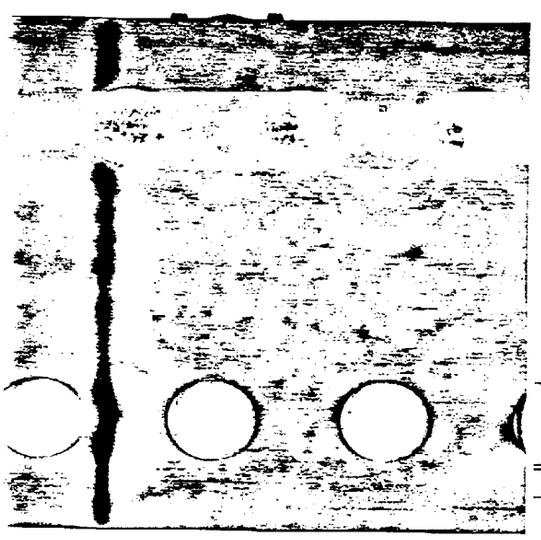
Ben D. Neal

Notary Public

BEN D. NEAL
NOTARY PUBLIC, LENAWEE COUNTY, MICH.
MY COMMISSION EXPIRES 8/7/95

My Commission Expires: _____

0027194.01



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

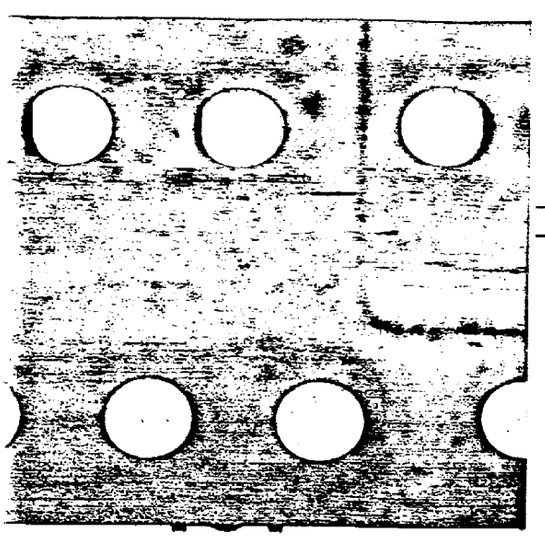
RECEIVED OF _____

FOR _____

BOOK 9581 PG 795

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 68000.00
CON TX 251.60
PRFEE 1.00
WDEED 8.00
TOTAL 260.60
CHECK 260.60

01/30/95 01 14:13 0001 6495

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29325
IDENTIF. ↑ REFERENCE

95 JAN 30 PM 2:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 876289