Mail

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street
P.O. Box 904
Goodlettsville, Tennessee 37070-0904

SPECIAL WARRANTY DEED

BOOK 9666 PG 181

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
William L. Brady 219 New Brick Church Pike Goodlettsville, Tn. 37072	Same as New Owner	Map 18-16 Parcel 9 Field Book GO 13341

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the **BANK OF GOODLETTSVILLE**, a Tennessee banking corporation, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto **WILLIAM L. BRADY**, a single man, hereinafter referred to as the "GRANTEE", his heirs or 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. 44 on the Plan of Burton Heights, as of record in Book 3106, page 19, Register's Office for said County.
>
> Said Lot No. 44 fronts 90 feet on the north side of New Brick Church Pike, and extends back 415.8 feet on the west line and 403.1 feet on the east line, to a dead line in the rear on which it measures 116.3 feet.
>
> Being the same property conveyed to Jerry L. Austin and wife, Maurice Ophelia Austin by deed from M.L. Arnold and wife, of record in Book 3407, page 443, Register's Office for Davidson County, Tennessee; and, being the same property conveyed to the Bank of Goodlettsville by Substitute Trustee's Deed from Homer R. Ayers, Substitute Trustee, of record in Book 9639, page 706, Register's Office for Davidson County, Tennessee.
>
> The legal description as hereinabove set forth is the same as that contained in the previous deed of record.
>
> The current mailing address for the said property is 219 New Brick Church Pike, Goodlettsville, TN 37072.

RESTRICTIVE COVENANTS: This conveyance is subject to restrictive covenants contained in an instrument of record in Book 3223, page 25, Register's Office for said County.

PLAN OF RECORD: This conveyance is subject to the Plan of Burton Heights of record in Book 3106, page 19, Register's Office for said County.

TAXES: State and County taxes for the year 1995 are a lien, but not yet due and payable, have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

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, his heirs or assigns, forever.

And the GRANTOR, **BANK OF GOODLETTSVILLE**, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land, has a good right to convey same; and does further covenant and bind itself, its successors or assigns, that (1) the GRANTOR has done nothing to impair such title as GRANTOR received, except as hereinabove set forth, and; (2) the GRANTOR will only

warrant and defend the title against the lawful claims of all persons claiming by or through the GRANTOR, but not otherwise. 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 on this the 4th day of May, 1995.

"GRANTOR"

BANK OF GOODLETTSVILLE

BY: _____
JOHN NORTHCUTT, Loan Officer

"GRANTEE"

_____
WILLIAM L. BRADY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

WITNESS my hand, at office, this the 4th day of May, 1995.

_____
NOTARY PUBLIC

My Commission Expires: 12/6/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **JOHN NORTHCUTT,** with whom I am personally acquainted and who acknowledged himself to be a Loan Officer of the **BANK OF GOODLETTSVILLE,** the bargainor, a Tennessee banking corporation, and as such Loan Officer, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself as Loan Officer.

WITNESS my hand and official seal, this the 4th day of May, 1995.

_____
NOTARY PUBLIC

My Commission Expires: 12/6/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $70,000.00.

_____
Affiant

Sworn to and subscribed before me, this the 4th day of May, 1995.

_____
NOTARY PUBLIC

My Commission Expires: 12/6/97

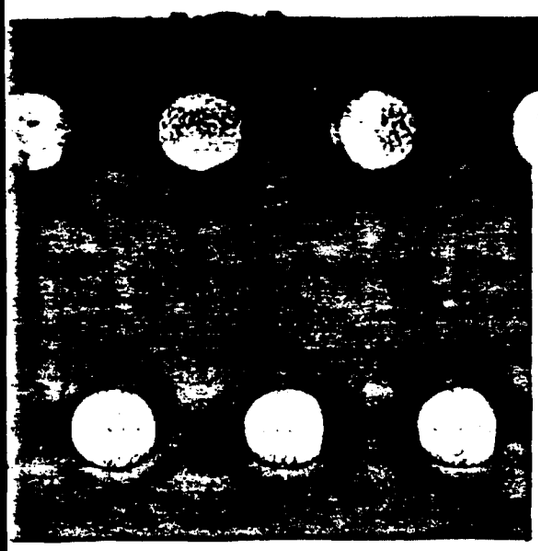
3483 05/08 0101 03CHECK 268.00

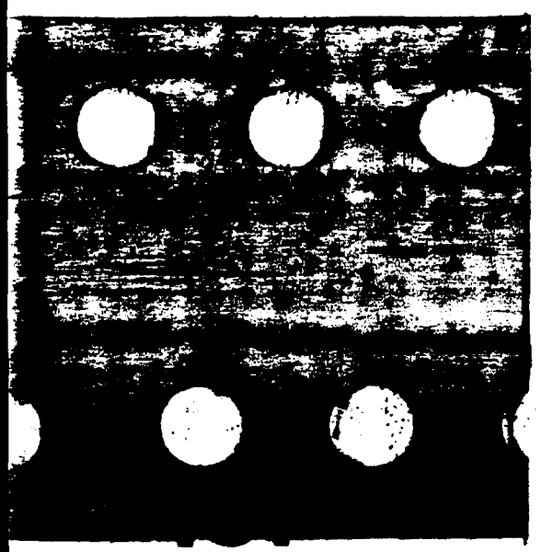
95 MAY -8 AM 10:42

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

58489

IDENTIFICATION REFERENCE





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

RECEIVED OF _____

FOR _____

BOOK 9666 PG 183

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 70000.00
CON TX 259.00
PRFEE 1.00
WDEED 8.00
[illegible] 268.00
CHECK 268.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/08/95 01 10:43 0001 8483

58489
IDENTIF. ↑ REFERENCE

95 MAY -8 AM 10:42

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 907889