60674

IDENTIF. & REFERENCE

BOOK 9671 PG 507

95 MAY 15 AM 10:40

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,400.00

Douglas Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF MAY, 1995.

Susan Franklin Gramley
NOTARY PUBLIC
MY COMMISSION EXPIRES: [illegible]
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 364 NORTH PARKWAY, SUITE 2, JACKSON, TN 38305

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DOUGLAS L. BROWN et ux 215 Browns Lane Savannah, TN 38372	NEW OWNERS	84-07/50

FOR AND IN 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,

DARRYLL W. DECKER, SR., AND WIFE, PATSY DECKER

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

DOUGLAS L. BROWN and wife, NANCY ELAINE BROWN,

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. 111 ON THE PLAN OF MAPLECREST SUBDIVISION OF RECORD IN BOOK 1835, PAGES 27 AND 28, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HERE MADE FOR A MORE PARTICULAR DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO DARRYLL W. DECKER, SR., AND WIFE, PATSY DECKER BY DEED OF J. G. STONE, JR., AND WIFE, JANE USHER STONE, DATED MAY 6, 1992, AND OF RECORD IN BOOK 8622, PAGE 130, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. 1995 TAXES AND SUBSEQUENT YEARS.
2. ALL MATTERS AFFECTING SAID PREMISES AS CONTAINED IN PLAT BOOK 1835, PAGES 27 AND 28, SAID REGISTER'S OFFICE, INCLUDING, BUT NOT LIMITED TO, A 40-FOOT MINIMUM BUILDING SETBACK LINE FROM THE FRONT OF SAID LOT AND A 20-FOOT EASEMENT FOR UTILITIES FROM THE REAR OF SAID LOT.
3. ANY AND ALL RESTRICTIONS, CONDITIONS, AND EASEMENTS OF RECORD.

This is improved property known as: 2312 DENNYWOOD DR., NASHVILLE, TN 37214
(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 OUR hand(s) this 10 day of MAY, 1995.

Darryll W. Decker Sr.
DARRYLL W. DECKER, SR.

Patsy Decker
PATSY DECKER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, DARRYLL W. DECKER, SR., AND WIFE, PATSY DECKER, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

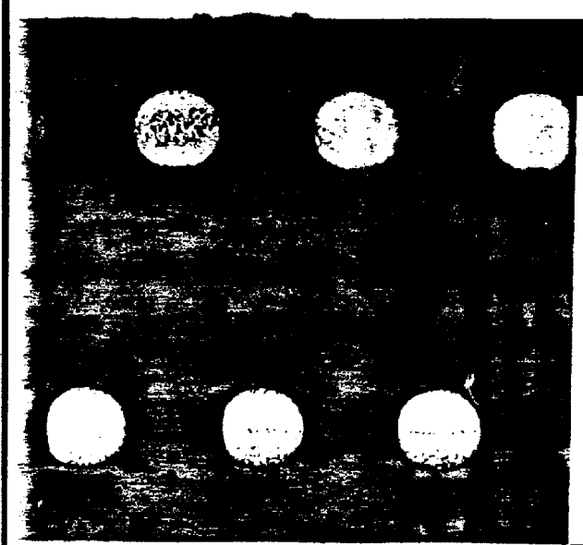
Witness my hand, at office, this 10 day of MAY, 1995.

NOTARY PUBLIC

My Commission Expires: 3-21-98

RETURN TO
STATE TITLE, INC.
107 POINT EAST DRIVE
NASHVILLE, TN 37216

0903 05/15 0101 03CHECK 165.00



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

RECEIVED OF _____

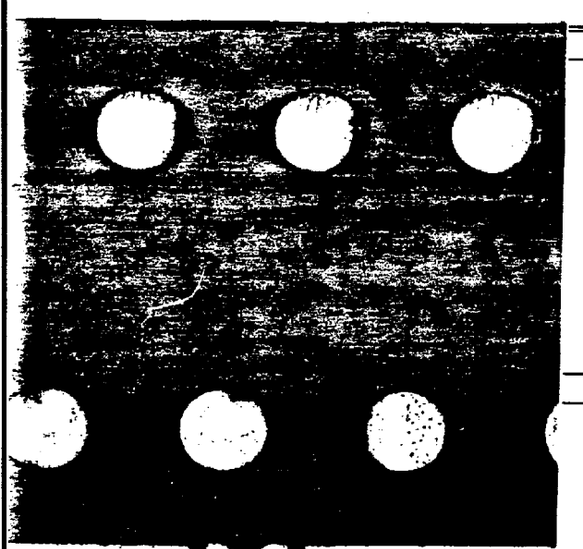
FOR _____

BOOK 9671 PG 509

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE



DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 42400.00	
			CON TX 156.88	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 165.88	
			CHECK 165.88	
05/15/95	01		10:42 0001 0903	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

60674
IDENTIF. # REFERENCE

95 MAY 15 AM 10:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 910276