Box 44

BOOK 9687 PG 591

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN** Third Floor 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 $785,000.00. Stephen T. Braun **AFFIANT** Subscribed and sworn to before me, this 1st day of June, 1995. Betty R. Burns Notary Public My Commission Expires: 9-27-96

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Stephen T. Braun and wife, Martha J. Braun 4308 Warner Place Nashville, TN 37205	SAME	130-11-127

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 Grantees, and other good-and valuable consideration, the-receipt of which is hereby acknowledged, **FRANKYE DARLENE PAYNE DUTTON AND HUSBAND, WILLIAM P. DUTTON**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **STEPHEN T. BRAUN AND WIFE, MARTHA J. BRAUN**, hereinafter called the Grantees, their 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. 3 on the Plan of Warner Place Subdivision, as of record in Book 5200, page 504, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to William P. Dutton and wife, Darlene P. Dutton by deed from Mark C. Aldredge and wife, Laura B. Aldredge of record in Book 6578, page 41, Register's Office for Davidson County, Tennessee, the said William P. Dutton having conveyed his interest to Frankye Darlene Payne Dutton by quitclaim deed of record in Book 7157, page 489, Register's Office for said County.

This conveyance is made subject to:

1. 1995 Metro and Belle Meade City taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument,

Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 5200, page 504, Register's Office for said County.

Frankye Darlene Payne Dutton is one and the same as Darlene P. Dutton.

This is improved property known as 4308 Warner Place, Nashville, TN 37205.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person 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 hands this 1st day of June, 1995.

Frankye Darlene Payne Dutton

William P. Dutton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **FRANKYE DARLENE PAYNE DUTTON AND HUSBAND, WILLIAM P. DUTTON**, 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 1st day of June, 1995.

Notary Public

My Commission Expires: 9-21-96

BETTY R. GRIMES NOTARY PUBLIC DAVIDSON CO. TENN.

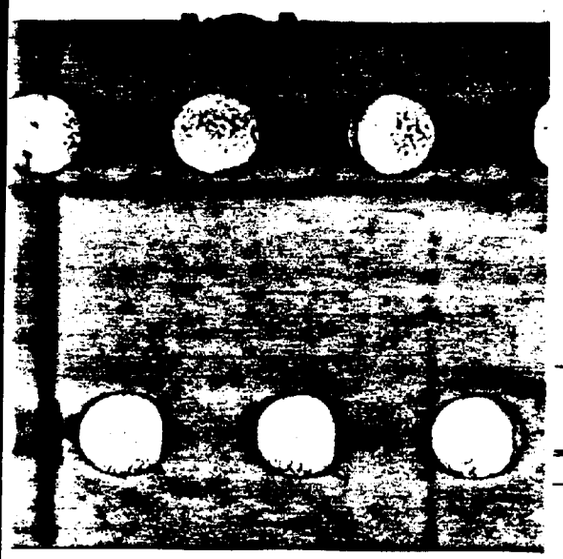
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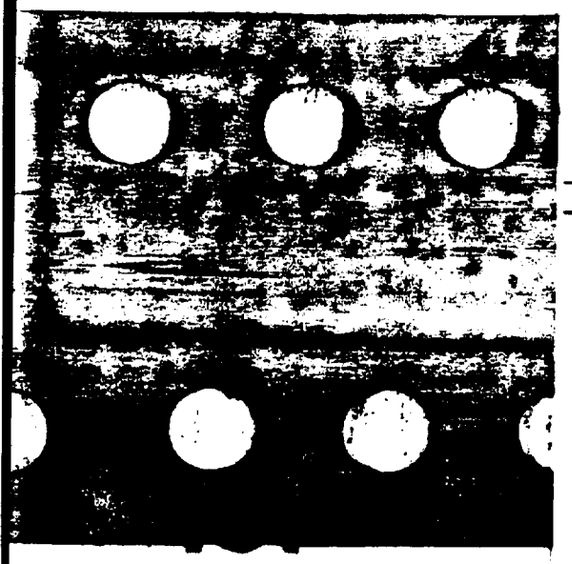
IDENTIF. & REFERENCE

95 JUN -1 PM 1:35

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

6608 06/01 0101 03CHECK 2913.50





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

RECEIVED OF _____

FOR _____

BOOK 9687 PG 593

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 785000.00	
			CON TX 2904.50	
			PRFEE 1.00	
			MDEED 8.00	
			TOTAL 2913.50	
			CHECK 2913.50	
06/01/95	01	13:38	0001 6608	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0065849 IDENTIF. ↑ REFERENCE

95 JUN -1 PM 1:55

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY.

No. 915917