BOOK 9769PG624

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) Title No: 36824
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John J. Brassil 644 Magnolia Lane Nashville, Tennessee 37211	Third National Bank In Nashville 201 Fourth Avenue North Nashville, TN 37219

TAX MAP-PARCEL NUMBERS: 172-03B-038

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Brett A. DeFore and spouse, Karen H. DeFore,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John J. Brassil and spouse, Maresa S Brassil,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 38 on the plan of The Woodlands Phase 2, of record in Book 6900, page 635, Register's Office for said County.

SAID Lot No. 38 fronts 74.87 feet on the broken westerly margin of Magnolia Lane and extends back 110.37 feet on the northerly line and 108.34 feet on the southerly line to a broken line in the rear, measuring 63.11 feet thereon.

BEING the same property conveyed to Brett A. DeFore and Karen H. DeFore, husband and wife, by deed from Richter Dial Builders, Inc. of record in Book 9163, page 796, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 7334, Page 109, Book 7408, page 250, amended in Book 7516, page 37, Book 8464, page 463, Book 8634, page 224 and re-recorded in Book 8643, page 675, said Register's Office, and to the matters set forth in the referenced Plan of record.

This is improved property, known as: 644 Magnolia Lane, Nashville, Tennessee 37211

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of August, 1995.

Brett A. DeFore **Karen H. DeFore**

State of Tennessee
County of Davidson

On this 18th day of August, 1995, before me the undersigned authority, personally appeared **Brett A. DeFore** and **Karen H. DeFore**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 170000.00

Affiant

Sworn and subscribed before me on the 18th day of August, 1995.

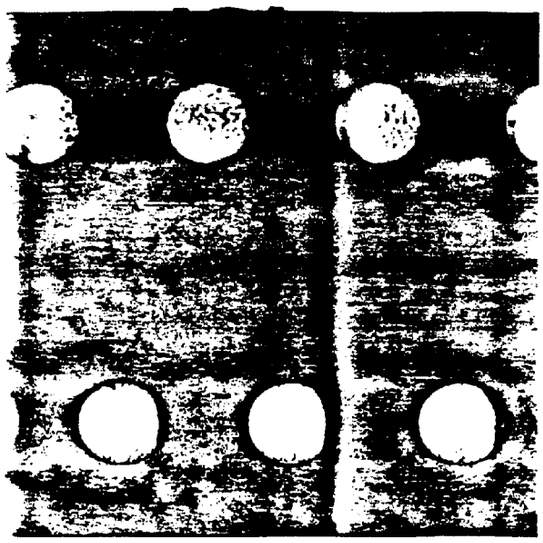
My Commission Expires: _____ Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

95 AUG 22 AM 11:05
DAVIDSON COUNTY, TN.

00091895
IDENTIF. & REFERENCE

95 08 22 0101 03CHECK 638.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

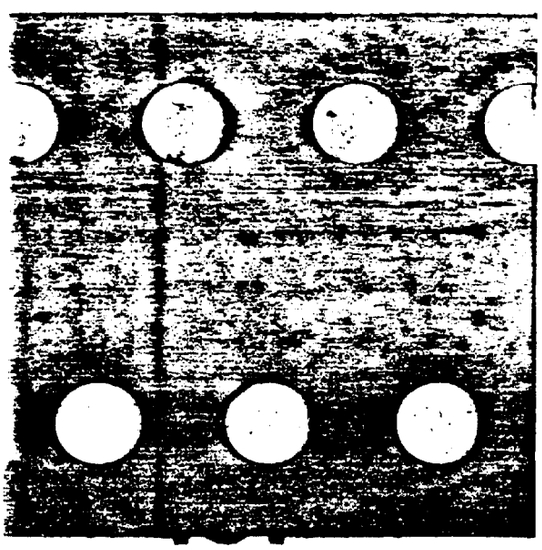
RECEIVED OF _____

FOR _____

BOOK 9769 PG 626

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CD 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



AMT
170000.00
CON TX 629.00
PRFEE 1.00
~~MTGST 8.00~~
~~TOTAL 638.00~~
CHECK 638.00
08/22/95 01 11:08 0001 5113

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0091895
IDENTIF. ↑ REFERENCE

95 AUG 22 AM 11:05

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

No. 544067