BOOK 9790PG907

279

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Steven W. Brake	Century Mortgage Corp.	MAP and PARCEL
Alyssa D. Caine	Attn: Tax Dept.	
1413 Timber Valley Drive	Two International Drive #507	108-16-62
Nashville, TN 37214	Nashville, TN 37217	

This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C
, Nashville, TN 37214 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Dennis F Howerton and Drenda K. Howerton, husband and wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Steven W. Brake, unmarried, and Alyssa D. Caine, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 49A of Zone Lot Division of Lots Nos. 49, 50 and 51 of Section II of Percy Priest Woods of record in Plat Book 6250, Page 261, amending Plat Book 5800, Page 259, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete description.

Being the same property conveyed to Dennis F. Howerton and wife, Drenda K. Howerton by deed from Samuel R. Pierce, Jr., Secretary of Housing and Urban Development of Washington, D.C. of record in Book 7673, Page 851, Register's Office, Davidson County, Tennessee.

This is property with a common address of 1413 Timber Valley Drive, Nashville, TN 37214.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 6250, Page 261, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 6020, Page 270, Book 5984, Page 865, Book 6353, Page 307, Book 6093, Page 392, and appearing on old plat, said Register's office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $76,000.00

Steven W. Brake
Affiant

Subscribed and sworn before me this 31st day of August, 1995.

Lisa D. Turner
Notary Public

My Commission Expires: 10-14-96

D. TURNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **31st** day of **August, 1995.**

Dennis F Howerton

Drenda K Howerton

Dennis F Howerton

Drenda K. Howerton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Dennis F Howerton and Drenda K. Howerton, husband and wife** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville,**, Tennessee, this **31st** day of **August, 1995.**

Lisa D. Lucero

Notary Public
My Commission Expires: 10-4-98

NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

File No. 9508-318

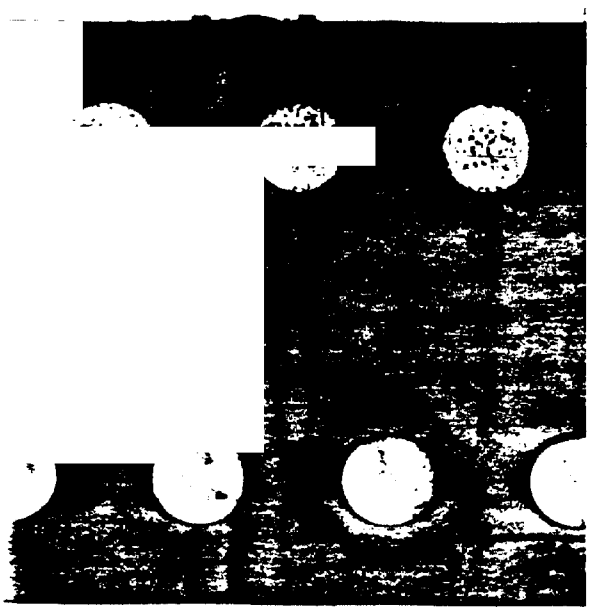
00098914

IDENTIF. & REFERENCE

95 SEP 11 AM 10:54

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

TSU 09/11 0101 03CHECK 290.20



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

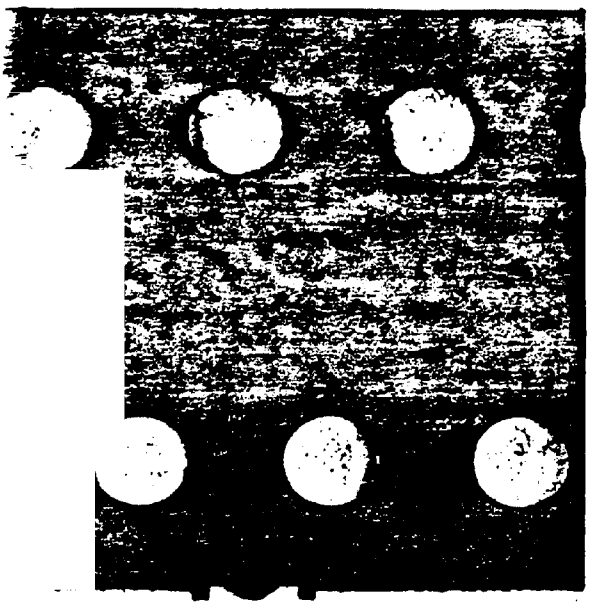
RECEIVED OF _____

FOR _____

BOOK 9790 PG 909

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 76000.00
CON TX 281.20
PRFEE 1.00
WDEED 8.00
TOTAL 290.20
CHECK 290.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/11/95 01 10:57 0001 2581

00098914
IDENTIF. ↑ REFERENCE

95 SEP 11 AM 10:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 951459