This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center, Suite 105
Nashville, TN 37238
File No. 277525

Return to:
GREATER NASHVILLE TITLE & CLOSING CO.
223 Madison Street, S. 102
Madison, Tn 37115

WARRANTY DEED

BOOK 9946 PG 232

ADDRESS NEW OWNER(s) AS FOLLOWS:	SAME SEND TAX BILLS TO:	MAP PARCEL NUMBERS
GARY W. BROWN	[redacted]	FB 4D 93909
(NAME) 2184 RIVERWAY DRIVE	(NAME) [redacted]	Map 53-06-B
(STREET ADDRESS OR ROUTE NUMBER) OLD HICKORY, TN 37138	(STREET ADDRESS) [redacted]	Parcel 31 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Michael G. Price and wife, Cecelia H. Price *have this day bargained and sold, and do hereby transfer and convey unto the said* **GARY W. BROWN AND WIFE, SERENA J. BROWN** *the Grantees herein, their (successors), heirs and assigns, certain real estate in* Davidson *County,* Tennessee *as follows:*

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Phase Two, Waterford Subdivision, of record in Plat Book 7900, page 412, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael G. Price and Cecelia H. Price, husband and wife, by deed from J & M Homebuilders, Inc., a Tennessee corporation, of record in Book 9106, page 183, Register's Office for Davidson County, Tennessee.

011,993 IDENTIFICATION

96 FEB 13 AM 9:5 [illegible] DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
Subscribed and sworn to before me this the 9TH day of FEBRUARY 19 96

My commission expires: 5-23-98 (Affix Seal)

The actual consideration or value whichever is greater for this transfer is $10,500.00

✓ Gary W. Brown
Affiant

Janie L. Gregory
Notary Public

This is unimproved ( ) property, known as 2184 Riverway Drive, Old Hickory, TN 37138 (House Number) (Street) (P.O. Address) (City or Town)
improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 this 9th *day of* NOVEMBER, 1995, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Michael G. Price
Michael G. Price

Cecelia H. Price
Cecelia H. Price

STATE OF GEORGIA
COUNTY OF HENRY Clayton

BOOK 9946 PG 233

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Michael G. Price and wife, Cecelia H. Price

the within named bargainor s, *with whom I am personally acquainted (or 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 _____, *this* 09 *day of* November, *19* 95

Debra R Barron
Notary Public

MY COMMISSION EXPIRES
MARCH 7, 1999
My Commission Expires: _____

STATE OF Georgia
COUNTY OF Clayton

Before me, Debra R Barron, *a Notary Public of the State and County aforesaid, personally appeared* Michael G Price and wife Cecelia H Price, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* he *as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and official seal, at office in Clayton Co. Georgia, *this* 09 *day of* November *19* 95

Debra R Barron
Notary Public

MY COMMISSION EXPIRES
MARCH 7, 1999
My Commission Expires: _____

ENCUMBRANCES:

1. Taxes for 1995 and all subsequent years.
2. Declaration of Covenants, Conditions and Restrictions of record in Book 8694, page 216, Register's Office for Davidson County, Tennessee.
3. Subject to all matters shown on the Plan of Phase Two, Waterford, of record in Plat Book 7900, page 412, said Register's Office.
4. Subject to all matters shown on the Plan of Planned Unit Development Boundary of Waterford, of record in Plat Book 6900, page 540, said Register's Office.
5. Title to that portion of the property lying between the high and low water marks of the Cumberland River.
6. Easement for right-of-way of record in Book 2024, page 225, said Register's Office.
7. Easement for sewer, of record in Book 1717, page 30, said Register's Office.
8. Such matters as are shown on the survey of Anderson-Delk and Associates, dated February 21, 1992, prepared by James W. Clark, Registered Land Surveyor, No. 1445.
9. Restated Declaration of Covenants, Conditions and Restrictions applying to Waterford, of record in Book 8699, page 462, said Register's Office.
10. Charter of Waterford Community Association, Inc., of record in Book 8711, page 701, said Register's Office.
11. By-Laws of Waterford Community Association, Inc., of record in Book 8715, page 583, said Register's Office.
12. Conveyance of Common Areas to Waterford Community Association, Inc., of record in Book 8715, page 590, said Register's Office.
13. Subject to rights of others in and to the common areas/elements.

WARANTY DEED

FROM

TO

7507 12/13 0101 03CHECK 417.85

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9946 PG 234

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	
				110500.00
			CON TX	408.85
			PRFEE	1.00
			WDEED	8.00
			TOTAL	417.85
			CHECK	417.85
02/13/96		01	09:52 0001	7507

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0149931

IDENTIFICATION REFERENCE

96 FEB 13 AM 9:51

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1005706