47

BOOK 10050 PG 35

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 45,500.00
James M. Brewington, Jr.
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
9th DAY OF May 19 96
Notary Public
MY COMMISSION EXPIRES: 11-7-99

CERTIFIED BY C. WHITAKER NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 110 Glancy Square, Suite 115, Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James M. Brewington, Jr. (NAME) | Columbia National, Incorporated (NAME) | MAP 83-13 |
| 1604 Lillian Street (ADDRESS) | P.O. Box 3050 (ADDRESS) | PARCEL 456 |
| Nashville, TN 37206 (CITY) (STATE) (ZIP) | Columbia, Maryland 21045-6050 (CITY) (STATE) (ZIP) | |

FOR AND 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, Roger A. Madden, Unmarried by and through Ronald E. Madden, Attorney-In-Fact

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James M. Brewington, Jr., Unmarried

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. 327 on the Map of Edgefield Land Co's Second Addition to Nashville, as of record in Book 57, page 152, Register's Office for Davidson County, Tennessee.

Said Lot No. 327 fronts 50 feet on the southerly side of Lillian Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Roger A. Madden by deed from Park Returns, LTD., of record in Book 8469, Page 387, Register's Office for said County.

Ronald E. Madden executes this instrument as Attorney-in-Fact on behalf of Roger A. Madden pursuant to Special Power of Attorney recorded simultaneously herewith.

1566 05/15 0101 030HECK 177.35

0181688
IDENTIF. # REFERENCE

96 MAY 15 AM 9:09
[illegible] REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved ( X ) property, known as 1604 Lillian Street, Nashville, TN 37206
(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 my hand this 9th day of May 19 96

Roger A. Madden
By: Roger A. Madden By Ronald E. Madden
Ronald E. Madden, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF

BOOK 10050 PG 36

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 19_____.

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of May, 1996, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Ronald E. Madden, to me known to be the person who executed the foregoing instrument in behalf of Roger A. Madden and acknowledged that he executed the same as the free act and deed of the said Roger A. Madden.

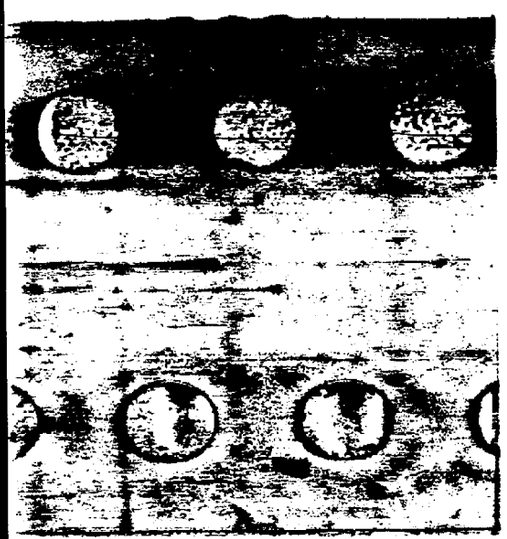
Witness my hand and seal at Goodlettsville, Tennessee, this the 9th day of May, 1996.

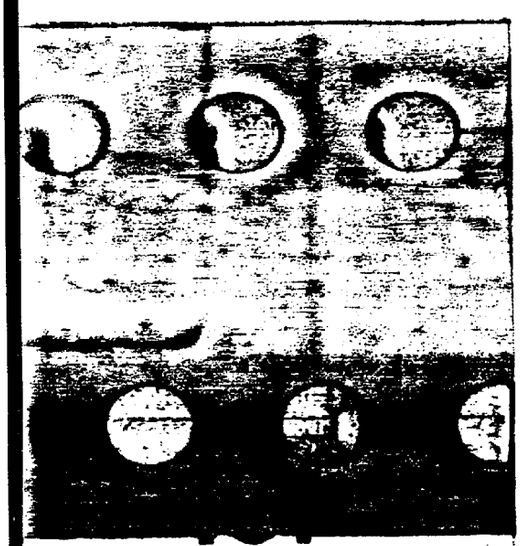
Commission expires: 11-27-99

Bertie Jo Whitaker
Notary Public

BERTIE JO WHITAKER NOTARY PUBLIC STATE OF TENNESSEE

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





RECEIVED OF _____

FOR _____

BOOK 10050 PG 37

| | | |
|---|---|---|
| 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 45500.00 |
| | | | | CON TX 168.35 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 177.35 |
| | | | | CHECK 177.35 |
| | | | 05/15/96 01 | 09:12 0001 1566 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0181688
IDENTIF. ↑ REFERENCE

96 MAY 15 AM 9:05

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

**No.** 1039533