0193703

IDENTIFICATION REFERENCE

BOOK 10089 PG 655

96 JUN 18 AM 10:06

REGISTER
DAVIDSON CO. TN.

THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Donald C. Arkon, et ux
1137 Safety Harbor Cove
Old Hickory, TN 37138

MORTGAGEE:
Wilson Bank & Trust
623 West Main Street
Lebanon, TN 37087

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map 64-3
Group B
Parcel 83CO

4576 06/18 0101 03CHECK 1193.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Robert H. Braswell and Will V. Braswell,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Donald C. Arkon and wife, Denise Arkon,** 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:

> Being Lot No. 245 on the Plan of Brandywine Pointe, Phase Six, Section One, as of record in Book 7900, page 805, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Robert H. Braswell and Will V. Braswell, by deed from Brandywine Pointe Partners, L. P., A Tennessee Limited Partnership, as of record in Book 9637, page 27, Register's Office for Davidson County, Tennessee.

This is improved property known as 1137 Safety Harbor Cove, Old Hickory, Tennessee 37138.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 8120, page 170; Book 8671, page 484; Book 9010, page 627; and in Book 9485, page 885; Declaration of Covenants, Conditions, and Restrictions of Brandywine Pointe Dock Association, Inc., in Book 8695, page 379, and supplemented in Book 9576, page 846 and in Book 9776, page 427, and easements, covenants and conditions as shown on the Plan of record in Plat Book 7900, page 805, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 our hands this 13th day of June, 1996.

Robert H. Braswell
ROBERT H. BRASWELL

Will V Braswell
WILL V. BRASWELL

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert H. Braswell and Will V. Braswell**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 13th day of June, 1996.

Dean Robinson
NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 10/20/99

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $320,000.00.

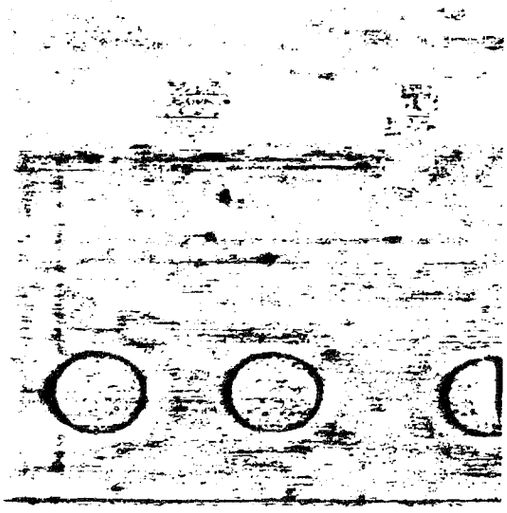
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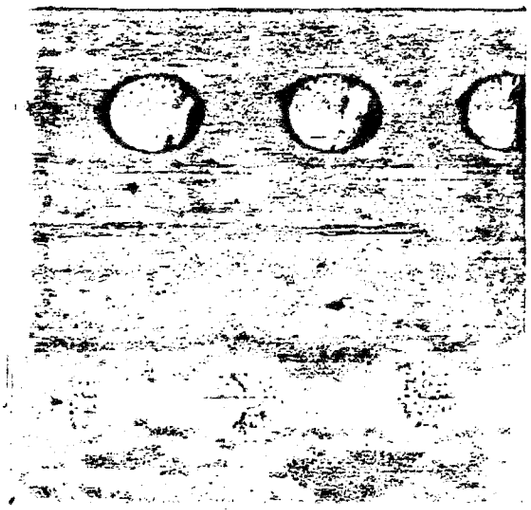
Subscribed and sworn to before me this 13th day of June, 1996.

Dean Robinson
NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 10/20/99





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

RECEIVED OF _____

FOR _____

BOOK 10089 PG 657

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 320000.00
				CON TX 1184.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 1193.00
				CHECK 1193.00
			06/18/96 01	10:07 0001 4576

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0193703 IDENTIF. # REFERENCE

96 JUN 18 10:06

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

No. 1052378