BOOK 10138 PG 813

0209216
IDENTIF. ↑ REFERENCE

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

96 JUL 31 AM 11:03
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (jh) Title No: 37983
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kenneth L. Brame Nancy O. Brame 1251 Saxon Drive Nashville, TN 37215	Leader Federal Bank for Savings 158 Madison Avenue Memphis, Tennessee 38101-0275

TAX MAP-PARCEL NUMBERS: 145-6-46

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 **John D. Price and spouse, Beverly B. Price,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kenneth L. Brame and spouse, Nancy O. Brame,** 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. 29 on the plan of Hillmont Estates Section Two of record in Book 3700, page 130, Register's Office for said County.

SAID Lot No. 29 fronts 140.0 feet on the easterly margin of Saxon Drive and extends back 322.3 feet on the northerly line and 372.2 feet on the south line to a broken line in the rear, measuring 337.2 feet thereon.

BEING the same property conveyed to John D. Price and wife, Beverly B. Price by deed from Valerie K. Boehm of record in Book 6649, page 511, Register's Office for Davidson county, Tennessee.

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

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property, known as: 1251 Saxon Drive, Nashville, TN 37215

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 30th day of July, 1996.

John D. Price **Beverly B. Price**

State of Tennessee
County of Davidson

On this 30th day of July, 1996, before me the undersigned authority, personally appeared **John D. Price** and **Beverly B. Price**, 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.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

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: $ 289000.00

Affiant

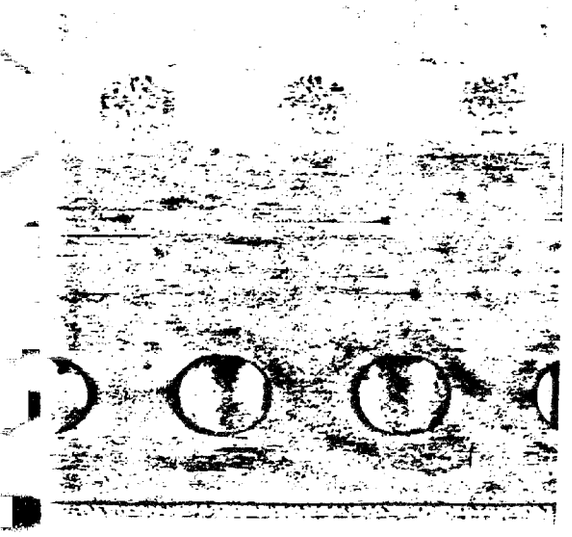
Sworn and subscribed before me on the 30th day of July, 1996.

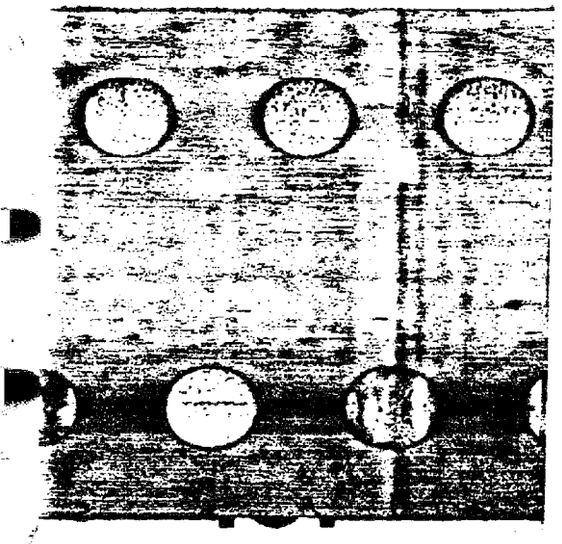
Notary Public

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

1324 07/31 0101 03CHECK 1078.30





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

RECEIVED OF _____

FOR _____

BOOK 10138 PG 815

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 289000.00
				CON TX 1069.30
				PRFEE 1.00
				WDEED 8.00
				TOTAL 1078.30
				CHECK 1078.30
07/31/96	01			11:05 0001 1324

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0209216
IDENTIF. # REFERENCE

96 JUL 31 AM 11:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1068914