# WARRANTY DEED

BOOK 10145 PG 277

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF July 19 96

Notary Public

MY COMMISSION EXPIRES: June 21, 1998
(AFFIX SEAL)

DEBRA WICKE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
BEATY TITLE BRENTWOOD, INC., 5550 FRANKLIN ROAD, SUITE 103, NASHVILLE, TN 37220

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| JOHN B. BREWER | SUNTRUST BANK, NASHVILLE, N.A. | MAP 160-2 |
| (NAME) | (NAME) | |
| 606 REDWOOD DRIVE | P.O. BOX 305110 | PARCEL 30.00 |
| (ADDRESS) | (ADDRESS) | |
| NASHVILLE, TENNESSEE 37220 | NASHVILLE, TENNESSEE 37230-5110 | |
| (CITY) (STATE) (ZIP) | (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, WILLIAM F. RHAME AND WIFE, LILLIE FOWLER HOLLABAUGH RHAME

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN B. BREWER AND WIFE, KIM H. BREWER AND KOLLEEN B. HUDGINS, A UN MARRIED PERSON

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. 3, Section No. 2, on the Map of Forest Acres Subdivision of record in Plat Book 1424, page 17, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Said Lot fronts 225 feet on the northerly side of Redwood Drive and runs back between lines, 216.4 feet on the westerly line and 215.6 feet on the easterly line, to a dead line on which it measures 218.7 feet.

Being the same property conveyed to William F. Rhame and wife, Margaret O. Rhame by deed from Margaret G. Ragland, a widow of record in Book 2038, page 483, Register's Office for Davidson County, Tennessee, the said Margaret G. Rhame, having since died.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed the Grantee(s) herein.

Lillie Fowler Hollabaugh Rhame, spouse of William F. Rhame, joins in the execution of this instrument to relinquish any marital rights she may have in said property.

unimproved ( )
This is improved ( X ) property, known as 606 REDWOOD DRIVE, NASHVILLE, TENNESSEE 37220
(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 our hand s this 30th day of July, 19 96

William F. Rhame

WILLIAM F. RHAME

Lillie Fowler Hollabaugh Rhame

LILLIE FOWLER HOLLABAUGH RHAME

BOOK 10145 PG 278

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM F. RHAME AND WIFE, LILLIE FOWLER HOLLABAUGH RHAME

the 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 NASHVILLE, Tennessee, this 30th day of July, 19 96.

Commission expires June 10, 1998

DEBRA WICKE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

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

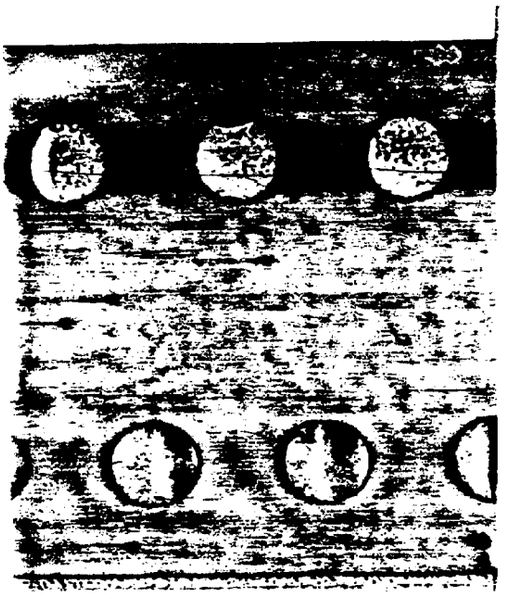
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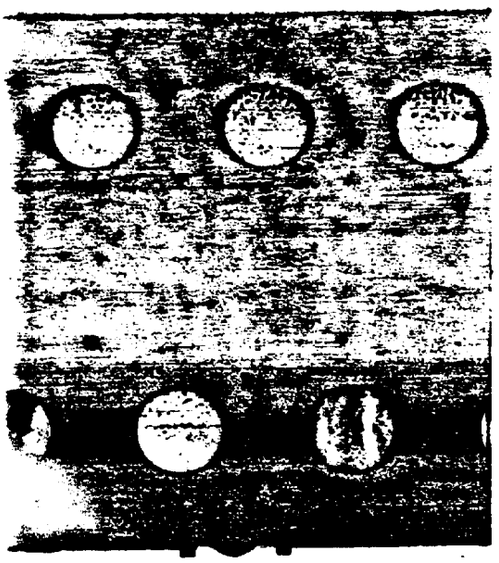
FELIX P. WILSON REGISTER
DAVIDSON COUNTY, TN.

02 10878

IDENTIF. & REFERENCE

3097 08/05 0101 03CHECK 545.50





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

RECEIVED OF _____

FOR _____

BOOK 10145 PG 279

| | | |
|---|---|---|
| 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 145000.00
CON TX 536.50
PRFEE 1.00
WDEED 8.00
TOTAL 545.50
CHECK 545.50

08/05/96 01 10:56 0001 3097

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

0210878
IDENTIF. ↑ REFERENCE

96 AUG -5 AM 10:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1070670