BOOK 10200 PG 569

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF September, 1996

Notary Public

MY COMMISSION EXPIRES: 6/14/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., 750 Old Hickory Blvd, Suite 202, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jimmie W. Lemons (NAME)	Owner (NAME)	171-3-B-24.00CO
408 Loudon Place (ADDRESS)	(ADDRESS)	6DU 83717
Brentwood, TN 37027 (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, David J. Broel and wife, Ruby E. Broel

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jimmie W. Lemons and wife, Peggy R. Lemons

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. 257 on the Plan of Fredericksburg, Section 5B, of record in Book 7900, page 509, as amended in Book 7900, page 953, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to David J. Broel and wife, Ruby E. Broel by deed from Radnor Homes, Inc., of record in Book 9976, page 800, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1996 have been prorated and payment made by the herein Grantor; Restrictions of record in Book 7798, page 853; Plan of record in Book 7900, page 509, as amended in Book 7900, page 953; Declaration of convenants, conditions, and restrictions of record in Book 8920, page 65, as amended in Book 9500, page 393; Charter of Fredericksburg Homeowners Association of record in Book 8920, page 40; By-laws of record in Book 8920, page 45; Easements of record in Book 7851, page 712 and Book 7993, page 269; Amenities of record in Book 7900, page 807 and Book 9443, page 538, all in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 408 Loudon Place, Brentwood, TN 37027
(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 19th day of September 1996

David J. Broel

Ruby E. Broel

BOOK 10200 PG 570

STATE OF GEORGIA
COUNTY OF COBB

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David J. Broel and wife, Ruby E. Broel

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 201 Mt. Vernon Road Atlanta, Georgia ~~, Tennessee~~, this 19th day of September 19 96.

Commission expires January 26, 1999

Betty DeBerry
Notary Public

Notary Public, Cobb County, Georgia
My Commission Expires January 26, 1999

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 _____

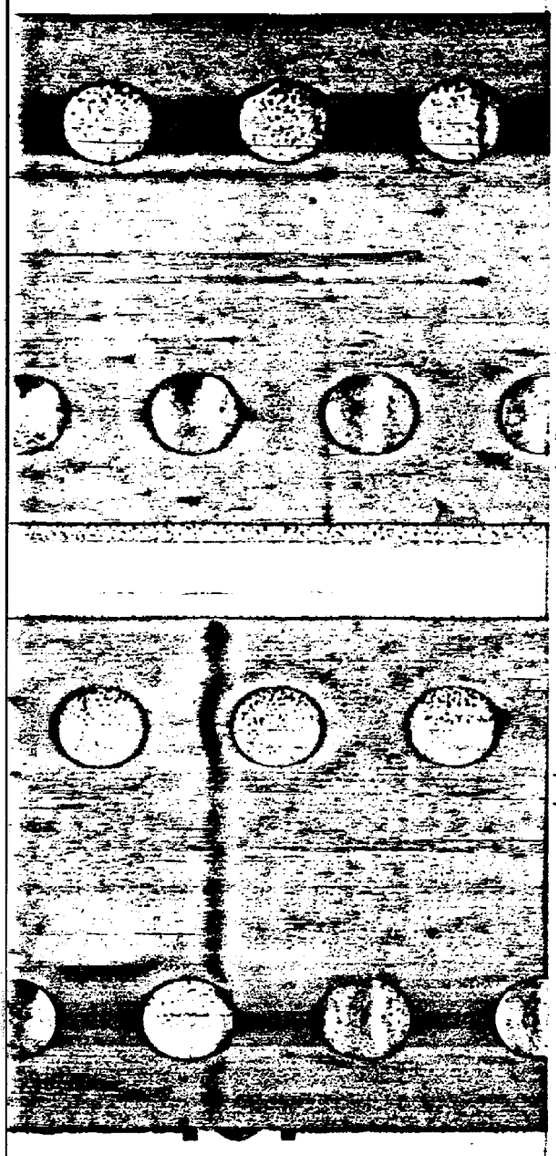
_____
Notary Public

MAIL ENV.

96 SEP 24 AM 9:57
FELIX Z. WHITESELL REGISTER
DAVIDSON COUNTY, TN.

0228457
IDENTIF. ↑ REFERENCE

1926 09/24 0101 03CHECK 841-50



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

RECEIVED OF _____

FOR _____

BOOK 10200 PG 571

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 225000.00
				CON TX 832.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 841.50
				CHECK 841.50
			09/24/96 01	09:59 0001 1926

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. # REFERENCE 0228457

96 SEP 24 AM 9:57

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1034334