BOOK 10247 PG 152

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 350,000.00

X Edward H Braman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF October, 19 96

Notary Public

MY COMMISSION EXPIRES: 11-27-99
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Edward H. Braman | Standard Mortgage Corporation | MAP 104-14h |
| (NAME) | (NAME) | |
| 331 Whitworth Way | 57750 Peachtree Dunwoody Rd, 100 | PARCEL 14 CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37205 | Atlanta, GA 30342 | |
| (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, Rochford Realty & Construction Company, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward H. Braman and wife, Mary Ann Braman

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 14 on the Plan of Whitworth, Phase 3, Section 1, of record in Book 7900, page 866 thru 868, amended in Book 9582, page 834, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Rochford Realty & Construction Company, Inc. a Tennessee Corporation by deed from Lake Whitworth, L.L.C., a Tennessee Limited Liability Company, of record in Book 10003, page 457, Register's Office for Davidson County, TN.

This conveyance is subject to any and all easements and restrictions of record.

unimproved ( )
This is improved ( X ) property, known as 331 Whitworth Way, Nashville, TN 37205
(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 31st day of October, 19 96

Rochford Realty & Construction Company, Inc.
By: James G. Morrissey
James G. Morrissey, Vice President

STATE OF TENNESSEE
COUNTY OF

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

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared James G. Morrissey and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Vice President and _____ respectively of the Rochford Realty & Construction Company, Inc. the within named bargainor, and corporation, and that he as such Vice President 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 James G. Morrissey as such Vice President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 31st day of October 19 96.

My commission expires 11-27-99

Notary Public

0242836
IDENTIF. ↑ REFERENCE

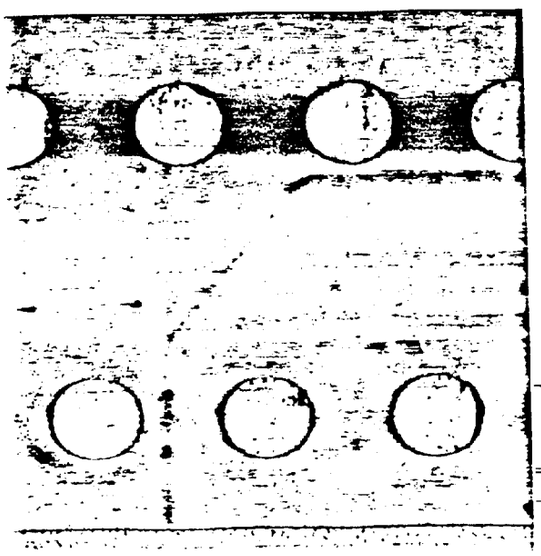
96 NOV -4 AM 9:09

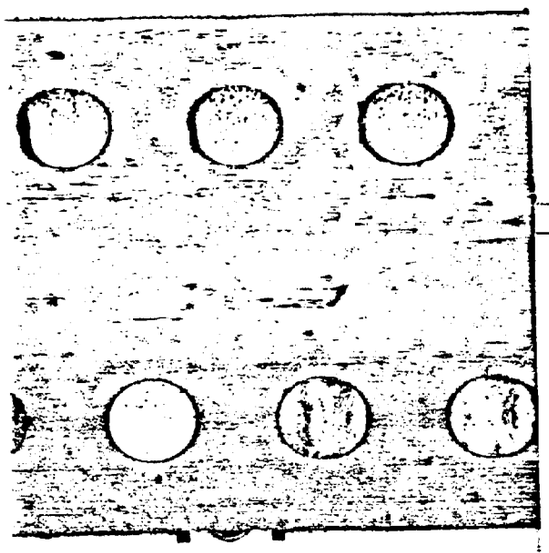
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.



MAIL ENV.

7275 11/04 0101 03CHECK 1304.00





**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10247 PG 154

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | COTX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MOTX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | CAMT | 350000.00 |
| | | | CON TX | 1295.00 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 1304.00 |
| | | | CHECK | 1304.00 |
| 11/04/96 | 01 | | 09:11 0001 | 7275 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0242836

IDENTIF. # REFERENCE

96 NOV -4 AM 9:09

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

No. 1084209