BOOK 10268 PG 451

Prepared by:
Monica D. Edwards, Esq
112 Stahlman Building
Nashville, Tennessee 37201

ADDRESS OF NEW OWNER:
E. W. Mayo and wife,
Emma G. Mayo
2612 Buchanan Street
Nashville, TN 37208

SEND TAX BILLS TO:
Same

MAP: 81-06
Parcel 168/169
08DA 05320/05315

WARRANTY DEED

***FOR AND IN CONSIDERATION* OF THE SUM OF FORTY FIVE THOUSAND ($45,000.00) DOLLARS**, I, **GWEN BRANDON**, unmarried, GRANTOR, have bargained and sold, and by these presents do transfer and convey all my rights, title and interest unto the said **E.W. MAYO and wife, EMMA G. MAYO**, GRANTEES herein, their heirs, successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

TRACT I

***LAND** in the 8th Civil District of Davidson County, Tennessee, and being part of Lot No. 9 on the Plan of the Subdivision of the Harding-Bosley Tract, of record in Book 38, Page 433, Register's Office for said County, and in Plan Book 1, Page 19, Chancery Court for said County, described as follows:*

***BEGINNING** at a point in the northerly margin of Buchanan Street, 50 feet west of the southeast corner of Lot No. 9; thence northwardly and parallel with the easterly line of said Lot No. 9, 150 feet to a point; thence westwardly, parallel with the northerly margin of said street, 50 feet to a point; thence southerly 150 feet to a point in the northerly margin of Buchanan Street; thence with the margin of same, eastwardly 50 feet to the point of beginning.*

TRACT II

***LAND** in the 8th Civil District of Davidson County, Tennessee, and being part of Lot No. 9 on the Plan of the Subdivision of the Harding-Bosley Tract, of record in Book 38, Page 433, Register's Office for said County, and in Plan Book 1, Page 19, Chancery Court for said County, and the easterly 1/2 of an unnamed 40 foot street, described together as follows:*

***BEGINNING** at a point in the northerly margin of Buchanan Street, 100 feet west of the southeast corner of Lot No. 9; thence northwardly and parallel with the easterly line of said Lot No. 9, 150 feet to a point; thence westwardly, parallel with the northerly margin of said street, 70 feet to a point in the center line of a 40 foot unnamed street which was closed by instrument of record in Book 3035, Page 143, said Register's Office; thence along the center line of said street as closed, southerly 150 feet to a point in the*

northerly margin of Buchanan Street; thence with the margin of the same, eastwardly 70 feet to the point of beginning.

***BOTH OF THE ABOVE DESCRIBED TRACTS BEING** the same property conveyed to Gwen Brandon by Deed from Rogers W. Driver, Jr. and wife, Mackie L. Driver of record in Book 8848, Page 212, Register's Office for Davidson County, Tennessee.*

TRACT III

***BEING** land in the 8th Civil District of said County, and being part of lot No. 9 on the Plan of the Subdivision of the Harding-Bosley Tract, as of record in Book 38, Page 433, Register's Office for said County, and in Plan Book 1, Page 19, Chancery Court for said County, described as follows:*

***BEGINNING** at a point in the northerly margin of Buchanan Street, the southeast corner of said Lot No. 9; thence northwardly with the easterly line of said lot No 9, 150 feet, more or less, to a point; thence at right angles, westwardly 50 feet to a point; thence southwardly, parallel with the easterly line of this tract, 150 feet, more or less, to the northerly margin of said Buchanan Street; thence with the margin of the same, eastwardly 50 feet to the beginning.*

***BEING** the same property conveyed to Gwen Brandon by Deed from Rogers W. Driver, Jr. and wife, Mackie L. Driver of record in Book 10209, Page 836, and as re-recorded in Book 10268, Page 448, Register's Office for Davidson County, Tennessee.*

This is improved property known as 2616-2618 Buchanan Street, Nashville, Tennessee 37208.

TO have and to hold the said tracts and parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEES, their heirs, successors and assigns, forever. And GRANTOR does covenant with the said GRANTEES that GRANTOR is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. And she does further covenant and bind herself, her heirs, and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, successors and assigns against the lawful claims of all persons, whomsoever.

***WITNESS** my hand this 22nd day of November, 1996.*

GWEN BRANDON

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GWEN BRANDON,** the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 22nd day of November, 1996.

NOTARY PUBLIC

My Commission Expires: 11/22/97

0528 11/22 0101 03CHECK 179.50

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **FORTY FIVE THOUSAND ($45,000.00) DOLLARS.** This is equal to or greater than the property would bring at a fair and voluntary sale.

G W Mayo
AFFIANT

SWORN to and **SUBSCRIBED** before me this 22nd day of November, 1996.

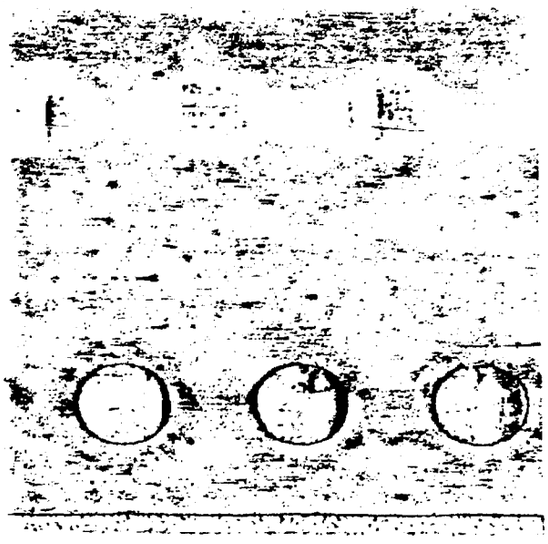
NOTARY PUBLIC

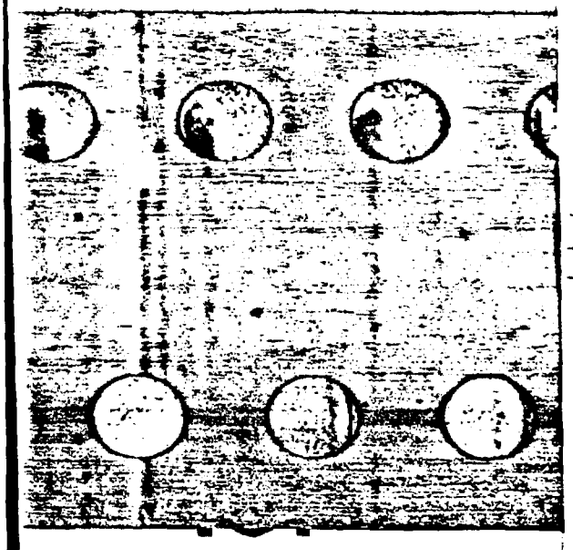
My Commission Expires: 11/22/97

96 NOV 22 PM 3:16

PICK-UP

IDENTIF. & REFERENCE 0124942





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

RECEIVED OF _____

FOR _____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 45000.00
				CON TX 166.50
				PRFEE 1.00
				WDEED 12.00
				TOTAL 179.50
				CHECK 179.50
			11/22/96 01	15:17 0001 8528

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02494422
IDENTIF. & REFERENCE

96 NOV 22 PM 3:16

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1091228