*This Instrument Prepared By:*
*HAROLD REEVES, ATTORNEY P.C.*
*640 Spence Lane, Suite 218*
*Nashville, TN 37217*
*(615) 361-6679*

*File Box 24*

BOOK 10278 PG 873

ADDRESS NEW OWNER:
Jackie W. Brassfield Jr.
770 Peach Orchard Drive
Nashville, TN 37204

SEND TAX BILL:
*To Owner*

MAP AND PARCEL:
MAP 133-06
PARCEL 8
6DA-36662

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Howard Kennedy, unmarried hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Jackie W. Brassfield, Jr., hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING the easterly 85 feet of Lot No. 14 on the Plan of Sunrise Heights, First Addition, of record in Book 421, Page 2, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 14 fronts 50 feet on the westerly side of the Nolensville Road and runs back between parallel lines 85 feet to a dead line.

INCLUDED IN THIS DESCRIPTION BUT SPECIFICALLY EXCLUDED HEREFROM the above described property a strip of land extending from Survey Station 454/74 at the boundary line of the lands of Schutts to Station 455/24 at the boundary line of the lands of Coleman 50 feet long, and bounded on the sides as follows: On the north by lands of Coleman, on the south by the lands of Schutts, on the east by the present highway, and on the west by a line west of parallel to and 40 feet from the center line of said proposed highway as staked out; containing 500 fquare feet, conveyed to the State of tennessee by deed from E. A. Farley and wife, Ethel Farley of record in Book 2021, Page 355, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Howard Kennedy, unmarried, by deed from James E. Finley and wife, Ruby Finley of record in Book 7086, Page 90, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance subject to easements of record in Book 1113, Page 620; Book 1373, Page 150 and Book 4245, Page 412, said Register's Office.

Taxes for 1996 have been pro-rated and paid.

This is improved property known as 3507 Nolensville Road, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jackie W. Brassfield, Jr., his heirs and assigns, forever; and I, Howard Kennedy, unmarried do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 2nd day of December, 1996.

BOOK 10273 PG 874

Howard Kennedy

Howard Kennedy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Howard Kennedy, unmarried the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 2nd day of December, 1996.

Gene W. Floyd

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 40,000.00.

AFFIANT

Subscribed and sworn to before me this 2nd day of December, 1996.

Gene W. Floyd

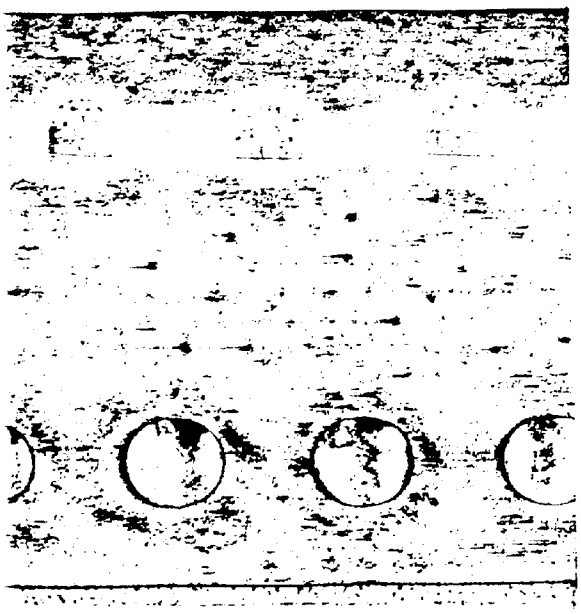
NOTARY PUBLIC
My Commission Expires: 3/22/97

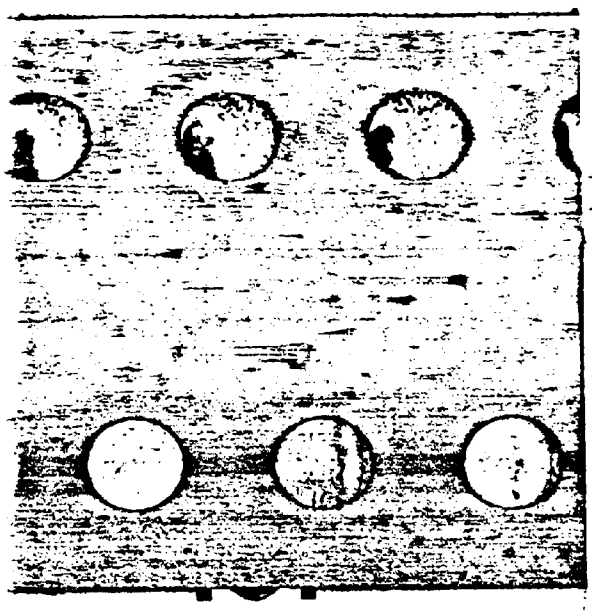
0252255
IDENTIF. ↑ REFERENCE

96 DEC -3 PM 2:31

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

1558 12/03 0101 03CHECK 157.00





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

RECEIVED OF _____

FOR _____

BOOK 10278 PG 875

| | | |
|---|---|---|
| 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 40000.00
CON TX 148.00
PRFEE 1.00
WDEED 8.00
TOTAL 157.00
CHECK 157.00
12/03/96 01 14:33 0001 1558

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0252255
IDENTIF. ↑ REFERENCE

96 DEC -3 PM 2:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1094227