10294 145

SEND TAX BILLS TO: (New Owner)

Maurine Bronaugh
3300 Moorewood Drive
Nashville, Tennessee 37207

MAP AND PARCEL NUMBERS:

92-3 27

WARRANTY DEED

This Deed, made and entered into on the day and year below written by and between Preston Bronaugh, GRANTORS, and Maurine Bronaugh, unmarried, GRANTEE.

W I T N E S S E T H:

That for and in consideration of $10.00 (Ten Dollars) and other good and other valuable consideration, paid by the GRANTEE to the GRANTOR, receipt of which is hereby acknowledge, GRANTOR hereby grants, bargains, sells, conveys, remises, releases and transfers to the GRANTEE, her successors and assigns all rights, title, interest, claim or demand of GRANTOR in a certain tract or parcel of land lying and being in Davidson County, Tennessee and more particularly described as follows:

BEING the westerly half of Lot. No. 2 and the easterly half of Lot No. 3 on the plan of John L. Brown's Subdivision in North Nashville, as of record in Book 21, Page 136, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 2 and 3 front together 50 feet on the northerly side of Jefferson Street and runs back between parallel lines 195 feet, more or less, to an alley.

Being the same property conveyed to Gilmore Bronaugh, Jr. by deed of record in Book 5935, page 545, Register's Office said County.

Included but specifically excluded from the above conveyance is a conveyance to the State of Tennessee for the use and benefit of the Department of Highway of record in Book 4181, Page 538, Register's Office for said County, to which reference is hereby made for a more detailed and complete description.

This conveyance is subject to a Perpetual Easement to the State of Tennessee of record in Book 4181, page 536, Register's Office said County.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property known as 1822 Jefferson Street, Nashville, Tennessee 37207.

To have and to hold said land, together with all privileges and appurtenances thereunto belonging to the said GRANTEE and her successors and assigns in fee simple forever.

Grantor covenants that it is seized of said land in fee simple and have the right to convey the same in fee simple; that the same is free and clear of all encumbrances and that they will warrant and defend the title herein conveyed against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN TESTIMONY WHEREOF, said GRANTOR has hereunto set its signature on the date below written.

Dated: 4/3/96

Preston E Bronaugh
Preston Bronaugh

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, V. H. Dixon, Jr., a Notary Public in and for said County and State, Preston E. Bronaugh 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 therin contained.

WITNESS my hand and official seal at Nashville, Tennessee this 1 day of December, 1995.

Notary Public

My Commission Expires: 3/28/98

The actual Consideration or value of this transfer, whichever is greater, is $1,000.00

Affaint

6880 12/18 0101 01CASH 12.70

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, V. H. Dixon, Jr., a Notary Public in and for said County and State, Henrie Dixon 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 therin contained.

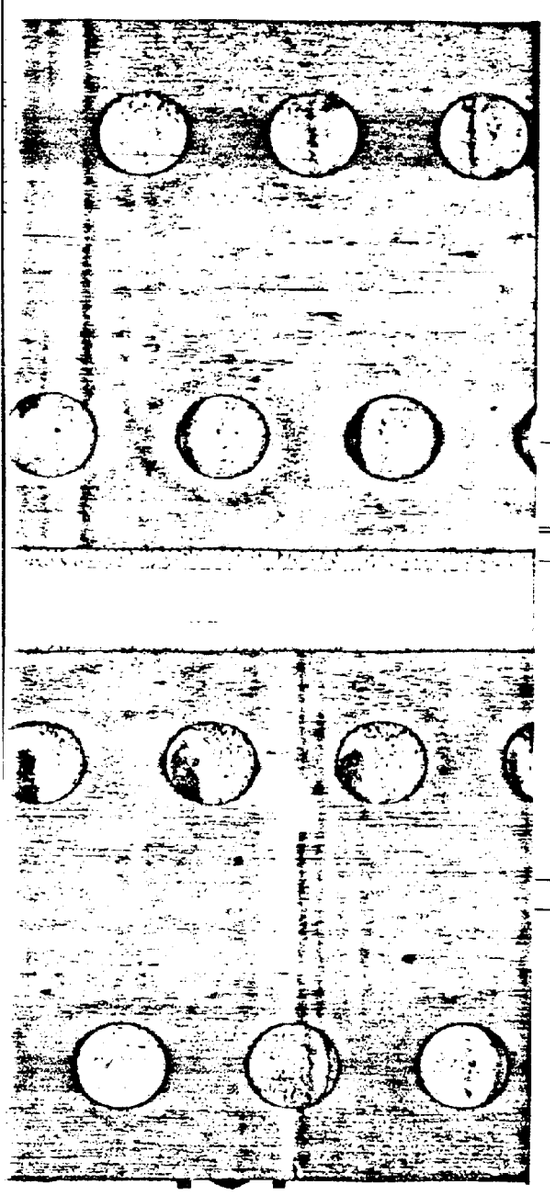
WITNESS my hand and official seal at Nashville, Tennessee this 1 day of December, 1995.

Notary Public

My Commission Expires: 3/28/98

This Instrument Prepared By: V. H. Dixon Jr. 1821 Jefferson St. Nashville, Tennessee 37208

0256882
IDENTIF. & REFERENCE
96 DEC 18 AM 11:36
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.
PICK-UP



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10294 PG 147

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 1000.00
CON TX 3.70
PRFEE 1.00
WDEED 8.00
TOTAL 12.70
CASH 12.70

12/18/96 01 11:36 0001 6880

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0256882
IDENTIF. ↑ REFERENCE

96 DEC 18 AM 11:36
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1099479