47

BOOK 10319 PG 850

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,900.00

X Edward Lee Davis Jr.
Affiant

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

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward Lee Davis, Jr. (NAME)	First American National Bank (NAME)	MAP 60-4
302 Maplewood Lane (ADDRESS)	First American Center (ADDRESS)	PARCEL 95
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37237-0209 (CITY) (STATE) (ZIP)	12DZ-1680

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, Estate of William Brecheen, Dolores B. Vardell, Executrix

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward Lee Davis, Jr., married

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:

Boundary Description of TRACT "C"

BEGINNING at an iron pin marking the Northeast corner of the herein described tract said iron pin being located Southerly along the easterly margin of a road (25 feet in width) from the centerline of Maplewood Lane South 04° 24' West 218.6 feet; thence, leaving the point of beginning South 04° 24' West 100 feet to an iron pin; thence North 82° 50' West 225 feet to an iron pin; thence, North 04° 24' East 100 feet to an iron pin; thence, South 82° 50' East 225 feet to the beginning containing 0.516 acre.

Boundary Description of 25 foot road:

BEGINNING at an iron pin marking the Northeast corner of Tract "C"; thence, leaving the point of beginning with the easterly margin of subject road North 04° 24' East 218.6 feet to the centerline of Maplewood Lane; thence, with said centerline North 82° 50' West 25 feet; thence, leaving the centerline of Maplewood Lane South 04° 24' West 218.6 feet to an iron pin; thence, with the northerly boundary line of Tract "C" South 82° 50' East 25 feet to the beginning containing 0.125 acre.

Being part of the same property conveyed to William Brecheen and wife, Pearl E. Brecheen by deed from Jess F. Miller and wife, Bernice L. Miller, of record in Book 3671, Page 263, Register's Office for said County.
William Brecheen having since died testate with the said Pearl E. Brecheen

CONTINUED

unimproved ( )
This is improved (X) property, known as 302 Maplewood Lane, Nashville, TN 37207
(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 December 19 96

Delores Vardell
Estate of William Brecheen
Dolores Vardell, Executrix

Delores Vardell
Delores Vardell

LEGAL DESCRIPTION CONTINUATION

having predeceased, and pursuant to the last Will and Testament of William Brecheen, Delores B. Vardell, Executrix, was empowered to convey subject property.

C.R.D. Jr.

BOOK 10319 PG 852

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Estate of William Brecheen/ Dolores Vardell a/k/a Dolores B. Vardell

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 Goodlettsville, Tennessee, this 31st day of December 19 96.

Commission expires 11-27-99

Notary Public

NOTARY PUBLIC STATE OF TENNESSEE

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 .

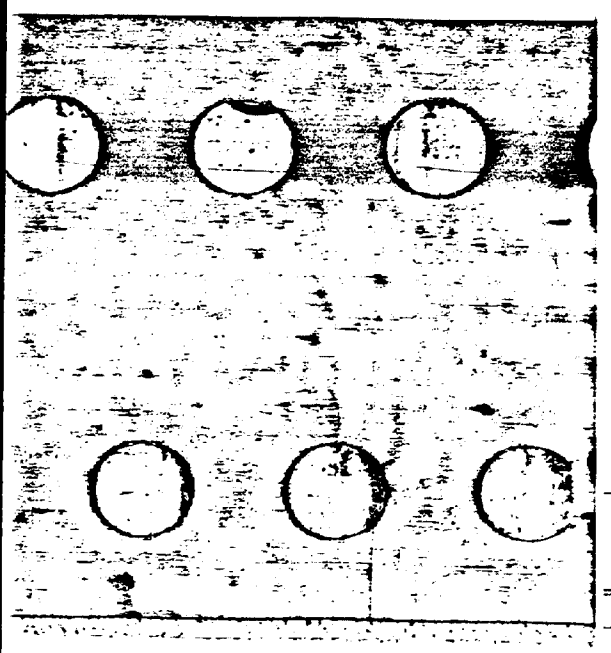
Witness my hand and official seal at office at on this the day of 19 .

My commission expires

Notary Public

4841 01/15 0101 03CHECK 30123

97 JAN 15 AM 9:40
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10319 PG 853

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 77900.00
CON TX 288.23
PRFEE 1.00
WDEED 12.00
TOTAL 301.23
CHECK 301.23

01/15/97 01 09:41 0001 4841

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02614 93
IDENTIFICATION REFERENCE

97 JAN 15 AM 9:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1107347