0307253

IDEN... ...FERENCE

To: Bay 36

BOOK 10462 PG 125

THIS INSTRUMENT PREPARED BY:
David B. Herbert
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

97 MAY 21 PM 2:59

...REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

Name and Address of New Owner: **Sara Martin-Michels and Franklin P. Michels, Jr.** **708 Richfield Drive** **Nashville, Tennessee 37205**
Send Tax Bills To: FT Mortgage Services P. O. Box 80140 Atlanta, GA 30366
Street Address of Subject Property: **Map-Parcel No:** **708 Richfield Drive** **Map 115-4** **Nashville, Tennessee 37205** **Parcel 25.00**

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ROBERT BREWER AND WIFE, COLLEEN BREWER,** hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **SARA MARTIN-MICHELS AND HUSBAND, FRANKLIN P. MICHELS, JR.,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 151 on the Plan of Brook Meade, Section V, as shown on the Plan of record in Book 2133, page 102, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Robert Brewer and wife, Colleen Brewer by deed from Ramona Ruth Harris, an unmarried person, of record in Book 9866, page 960, said Register's Office.
>
> The conveyance of the above described parcel of land is subject to the following:
>
> 1. 1997 Metropolitan Davidson County taxes which have been prorated by the parties and assumed by the Grantees;
>
> 2. All matters shown on the Plan of record in Book 2133, page 102, Register's Office for Davidson County, Tennessee.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 our hands this 14 day of May, 1997.

ROBERT BREWER

Colleen Brewer.
COLLEEN BREWER

STATE OF CALIFORNIA]
COUNTY OF San Diego]

On this 14th day of May, 1997, before me personally appeared Robert Brewer and wife, Colleen Brewer, ~~to me known to be~~ (or proved on the basis of satisfactory evidence to be) the person(s) described in, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

Notary Public - California
San Diego County
Commission Expires Feb 16, 1999

Notary Public

My Commission Expires: 02-16-99

BOOK 10462 PG 127

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $ 176,000.00.

Affiant

Subscribed and sworn to before me, this the 16 day of May, 1997.

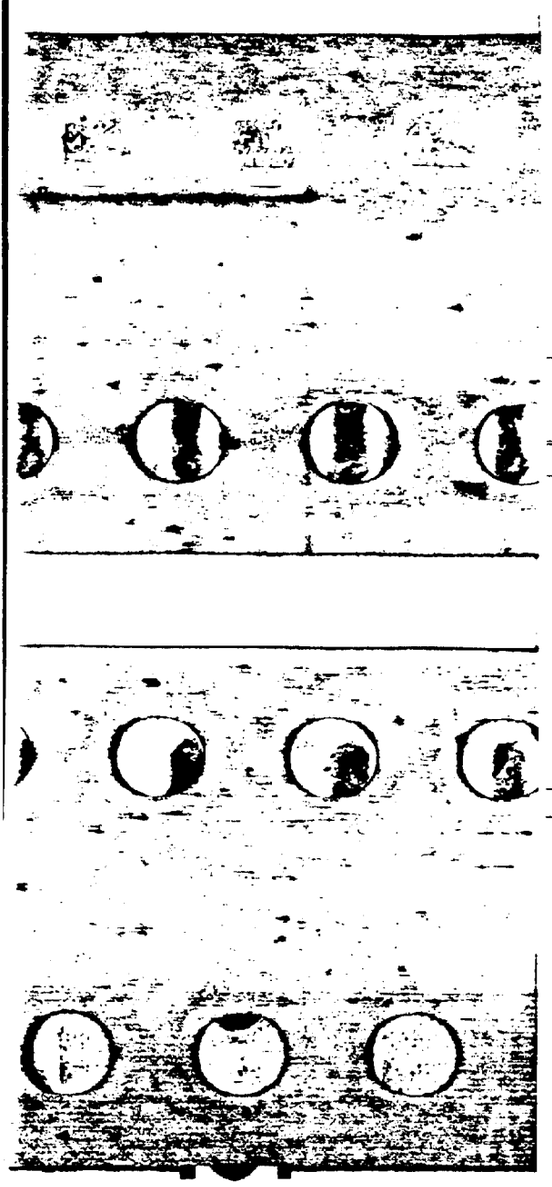
NOTARY PUBLIC

My commission expires:

DAVID B. HERBERT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

NOTARY PUBLIC
AT LARGE
David B. Herbert
My Commission Expires
March 24, 2001
STATE OF TENNESSEE

3603 05/21 0101 03.[illegible] [illegible]



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10462 PG 128

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

CAHT 176000.0
CON TX 681.20
PRFEE 1.00
WDEED 12.00
TOTAL 664.20
CHECK 664.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0307253
IDENTIF. & REFERENCE

97 MAY 21 PM 2:59

REGISTER
DAVIDSON COUNTY, TN.

No. 1153604