BOOK 10617 PG 991

THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

OUR FILE NUMBER: R-6513

MAP/GROUP/PARCEL
128-00-194.00
128-110-38.00

NEW OWNER'S NAME AND ADDRESS:
Bruce G. Brabec and wife, Debra Brabec
616 Meadow Lane Drive
Nashville, Tennessee 37221

SEND TAX BILLS TO:
Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, Joe N. Dyche (a/k/a Joe Dyche) and wife Diane C. Dyche, hereinafter called Grantors, do hereby transfer and convey unto Bruce G. Brabec and wife, Debra Brabec, their heirs and assigns, hereinafter called Grantees, property described as follows:

SEE EXHIBIT A FOR DESCRIPTION OF SUBJECT PROPERTY.

The subject property is improved property commonly known as 616 Meadow Lane Drive, Nashville, Tennessee 37221.

BEING the same property conveyed to grantors herein by deed of record in Book 5159, Page 349 and in Book 5884, Page 531, and in Book 9407, Page 727 Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, which will be paid by buyer, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

1628 09/23 0101 03CHECK 544.88

Joe N. Dyche

Joe N. Dyche

Diane C. Dyche by Joe N. Dyche Atty in Fact

Diane C. Dyche by Joe N. Dyche, Attorney in Fact

97 SEP 23 AM 9:31
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

035 1329
IDENTIFICATION REFERENCE

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Joe N. Dyche and wife, Diane C. Dyche, with whom I am personally acquainted, individually and as Attorney in Fact for Diane C. Dyche, and made oath that he executed the foregoing instrument as a free act and deed and for the purposes therein contained, and that the said Diane C. Dyche is alive and well and has not rescinded or modified his authority to execute this instrument.

DONE at offices in Hendersonville, TN, on this the 8th day of September, 1997.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-3-98

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $143,750.00.

AFFIANT

Sworn to and subscribed before me, this the 8th day of September, 1997.

NOTARY PUBLIC

My Commission Expires:
2-3-98

EXHIBIT A

TRACT ONE:

LAND in the 9th Civil District of Davidson County, Tennessee.

BEING Lot No. 1 on the Joe Dyche Subdivision of the James Goode Property, as of record in Plat Book 5060, Page 129, Register's Office for Davidson County, Tennessee.

Said Tract No. 1 fronts 241.19 feet on the easterly side of Meadow Lane Drive and extends back 362.24 feet on the southerly line and 416.35 feet on the northerly line, to a dead line in the rear on which it measures 300 feet.

BEING the same property conveyed to grantors herein by deed of record in Book 5159, Page 349, Register's Office for Davidson County, Tennessee.

TRACT TWO:

LAND in Davidson County, Tennessee, described as follows:

BEING all that portion of Meadow Lane Drive, which was abandoned pursuant to Metro Ordinance No. 0088269 not contained within the boundaries of Lots No. 17, 18, 19, and 20, as shown on the Plat of Meade Vue Subdivision record in Book ___, Page ____, RODC. The property conveyed herein is shown generally within the cross-hatched area on the drawing attached to the deed of record in Book 9407, Page 727, RODC, and is contiguous to Lots No. 17, 18, 19, and 20, of Meade Vue Subdivision.

Description from prior deed.

BEING the same property conveyed to Joe Dyche and wife, Diane C. Dyche, by deed of record in Book 9407, Page 727, Register's Office for Davidson County, Tennessee.

TRACT THREE:

Land in Davidson County, Tennessee, being a Reserve Parcel o the plat of Holt Meadows as of record in Book 4300, Page 174, RODC, and being more particularly described as follows:

Beginning at a point on the southerly boundary of Holt Meadows which is also the northerly boundary of the property of Joe Dyche, et ux., as recorded in Book 5149, Page 349, RODC, said point being 80.75 feet, more or less, south of the south end of the southeast return curve at the intersection of Meadow Lane Drive and Holt Valley Road and along on the easterly right of way line of Meadow Lane Drive, said point also being the western most corner of the herein described tract and proceeding as follows: South 78 deg. 56' 47" east 127.67 feet; thence north 85 deg. 24' 32" east 319.78 feet to a point on the southeast boundary of Holt Meadows which is also the northeast boundary of the property of Nettie Gordon Newsom as of record in Book 5242, Page 323, RODC; thence south 37 deg. 42' 58" west 170.01 feet along said boundary line between Holt Meadows and the property of Nettie Gordon Newsom; thence north 65 deg 35' 19" west 365.33 feet along the southerly boundary line of Holt Meadows, which is also the northerly boundary of the property of Joe Dyche, et ux. to the point of beginning, containing 0.56 acres, more or less.

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

RECEIVED OF _____

FOR _____

BOOK 10617 PG 994

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	
				143750.00
			CON TX	531.88
			PRFEE	1.00
			WDEED	12.00
			TOTAL	544.88
			CHECK	544.88
09/23/97	01	09:30	0001	1628

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0351329
IDENTIFICATION REFERENCE

97 SEP 23 AM 9:31
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1201025

VOID

BOOK 10617 PG 995

BOOK 10617 PG 996

BOOK 10617 PG 997

BOOK 10617 PG 998

BOOK 10617 PG 999

9-23-97

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9-23-97