OFF REC

FOR 10294 PG 145

SEND TAX BILLS TO: (New Owner)

Maurine Bronaugh
3500 Moorewood Drive
Nashville, Tennessee 37207

MAP AND PARCEL NUMBERS:

92-3 27

RE-RECORD

BOOK 10630 PG 142

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: 4/1/96

Preston E Bronaugh
Preston Bronaugh

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

OFF REC

RE-RECORD BOOK 10630 PG 143

BOOK 10294 PG 146

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 1st day of December, 1995.

Notary Public

My Commission Expires: 3/25/98

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

Affdint

6&O 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 1st day of December, 1995.

Notary Public

My Commission Expires: 3/25/98

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

0256882
IDENTIF. & REFERENCE

96 DEC 18 AM 11:36

DAVIDSON COUNTY, TN.

PICK-UP

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

RE-RECORD

BOOK 10630 PG 144

RE-RECORD

97 OCT -2 AM 8:52

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

0354610

IDENTIF. & REFERENCE

97 OCT -2 AM 8:40

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

0354596

IDENTIF. & REFERENCE

5150 10/02 0101 03CHECK 12.00

5136 10/02 0101 01CASH 2.00

I hereby certify that this is a true copy of original instrument filed in my office.
in Book 10294 Page 145
This 3rd day of OCT 1997
FELIX Z. WILSON, Register of Deeds
By _____
Deputy Register