56

BOOK 10707 PG 779

WARRANTY DEED

97DEC-3 PM 4:12

03763356

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2209 CRESTMOOR ROAD,
NASHVILLE, TN. 37215

THIS INDENTURE, made and entered into as of the **13th** day of **October, 1997** by and between

WANDA WILLIAMS and ROBERT H. BRASWELL ,

hereinafter referred to as Grantor, and

LAVONDA TODD and MICHAEL TODD ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

BEING THE EASTERLY 120 FEET OF LOTS NOS. 140 AND 141 ON THE MAP OF OAKWOOD PARK, AS OF RECORD IN BOOK 421, PAGE 12, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
SAID PARTS OF SAID LOTS FRONT 62 FEET ON THE WESTERLY SIDE OF NORTH 6TH STREET AND RUNS BACK BETWEEN PARALLEL LINES, ALONG THE NORTH MARGIN OF EVANSTON AVENUE 120 FEET TO A DEAD LINE.
BEING THE SAME PROPERTY CONVEYED TO WANDA WILLIAMS AND ROBERT H. BRASWELL AS TENANTS IN COMMON, EACH HOLDING A ONE HALF INTEREST BY DEED FROM MYRTLE ANN T. BUNCH OF RECORD IN BOOK 10277 PAGE 907 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHONW ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

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.

WITNESS the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Wanda Williams
WANDA WILLIAMS

Robert H. Braswell
ROBERT H. BRASWELL

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **WANDA WILLIAMS and ROBERT H. BRASWELL**, the within named bargainors, 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 therein contained.

Witness my hand, at office, this **13th** day of October, 1997.

ROBIN R. KELLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Robin R. Keller

My Commission Expires NOV 25, 2000

Notary Public

Commission Expiration: _____

BOOK 10707 PG 780

STATE OF TENNESSEE
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$74,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

6985 12/03 0101 03CHECK 284.65

LaVonda D. Chesnut
Affiant

Subscribed and sworn to before me this **13th** day of **October, 1997.**

ROBIN R. KELLER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Robin R. Keller
Notary Public

Commission Expiration: _____

My Commission Expires NOV 25, 2000

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
NASHVILLE ESCROW CO. 2209 CRESTMOOR ROAD, NASHVILLE, TN. 37215	LAVONDA TODD MICHAEL TODD 1100 NORTH 6TH STREET NASHVILLE, TN 37206	1100 NORTH 6TH STREET NASHVILLE, TN 37206 MAP PARCEL NUMBER 82-4-9

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

RECEIVED OF _____

FOR _____

BOOK 10707 PG 781

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

CONSIDERATION AMT 74500.00
CONV TX 275.65
PRFEE 1.00
MDEED 8.00
TOTAL 284.65
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 284.65
12/03/97 01 16:15 0001 6595

0376356
IDENTIFICATION REFERENCE

97 DEC -3 PM 4:12

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1227808