BK 10771 PG 942 FILE BOX 45

# WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Patsy L. Nelson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF January 19 98

Notary Public

MY COMMISSION EXPIRES: January 20, 1998
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Patsy L. Nelson (NAME) | First Republic Mortgage (NAME) | MAP 21 |
| 5074 Rawling Road (ADDRESS) | 3212 West End Avenue, Suite 500 (ADDRESS) | PARCEL 283 |
| Joelton, TN 37080 (CITY) (STATE) (ZIP) | Nashville, TN 37203 (CITY) (STATE) (ZIP) | |

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, Mable Ray Bratten, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patsy L. Nelson, a married person,

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:

BEING Lot No. 3, on the plan of Morgan Estastes, Section 2, of record in Plat Book 5200, Page 26, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

SAID Lot No. 3 fronts 113 feet on the northerly margin of Rawlings Road and runs back 360 feet along parallel lines to a line in the rear.

BEING the same property conveyed to George Bratten, Jr. and wife, Mable Ray Bratten by deed from Robert A. Bass and wife, Linda Potter Bass, formerly Linda Potter Pridemore, of record in Book 5277, Page 285, Register's Office for said County. The said George Bratten, Jr. now being deceased.

unimproved ( )
This is improved ( X ) property, known as 5074 Rawlings Road, Joelton, TN 37080
(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 22nd day of January 19 98

Mable Ray Bratten

Mable Ray Bratten

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FILE BOX 45

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 Mable Ray Bratten, unmarried

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 Nashville, Tennessee, this 22nd day of January, 1998

Commission expires January 20, 1999

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

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



0394479
IDENTIF. & REFERENCE

98 JAN 28 PM 1:00

REGISTER
DAVIDSON COUNTY, TN.

6745 01/28 0101 03CHECK 471.50

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

RECEIVED OF _____

FOR _____

BOOK 10771 PG 944

| | | |
|---|---|---|
| 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 125000.00
CON TX 462.50
PRFEE 1.00
WDEED 8.00
TOTAL 471.50
CHECK 471.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 01/28/98 12:00:00 0001 6745

0394479
IDENTIF. # REFERENCE

98 JAN 28 PM 1:00
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

**No.** 1247333