Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

BOOK 10777 PG 575

39-B
File #98-1020

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tara E. Cavazos, and husband, Gary Cavazos**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brian R. Browder, and wife, J. Caroline Browder**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, Being Lot No. 59 on the Map of West Meade Farms, Inc. Section "C", as of record in Book 1835, Page 44, Register's Office for said County.

Said Lot No. 59 fronts 170.5 feet on the northerly side of Bresslyn Road and runs back 300 feet on the easterly line and 238.4 feet on the westerly line, to a dead line in the rear, measuring 146.4 feet thereon.

Being the same property conveyed to Tara E. Cavazos by deed from Steven P. Jeffords of record in Book 10455, Page 458, Register's Office, Davidson County, TN.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

**This is improved property, known as:** 6124 Bresslyn Road, Nashville, TN 37025

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF** this 30th day of January, 1998

Tara E. Cavazos

Gary Cavazos

98 FEB -2 PM 2:06
REGISTER
DAVIDSON COUNTY, TN.

8362 02/02 0101 03CHECK 789.70

IDENTIF. & REFERENCE

0395997

State of Tennessee )
County of Davidson )

BOOK 10777 PG 576

On this the 30th day of January, 1998, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Tara E. Cavazos and Gary Cavazos**, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/23/98

POSTON-WILLIAMSON NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN. My Commission Expires 5-23-98

State of Tennessee )
County of Davidson )

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$211,000.00**.

Affiant

Sworn and subscribed before me on this the 30th day of January, 1998.

Notary Public

My Commission Expires: 5/23/98

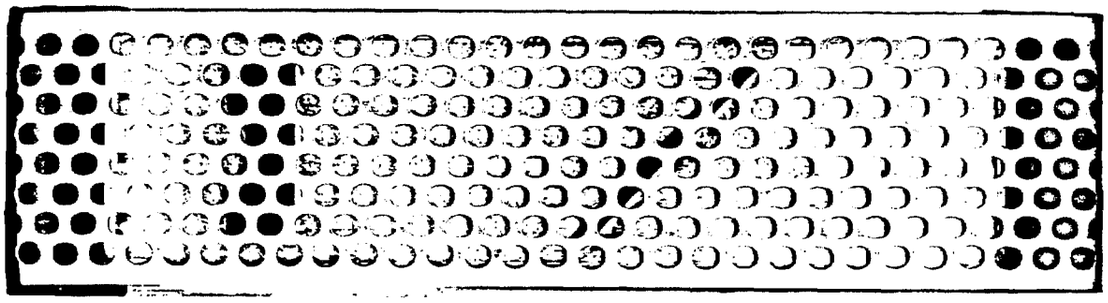
POSTON-WILLIAMSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 5-23-98

**NEW OWNER:**
**Brian R. Browder**
**6124 Bresslyn Road**
**Nashville, TN 37025**

**RESPONSIBLE FOR TAX PAYMENT:**
**OWNER**

**TAX MAP-PARCEL #:**
**115-12-66**



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

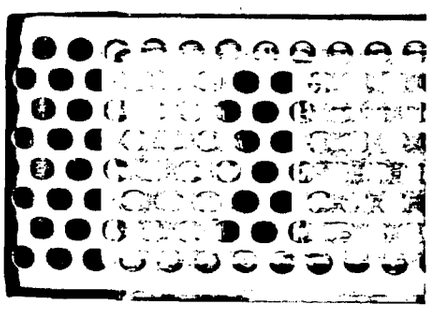
RECEIVED OF _____

FOR _____

BOOK 10777 PG 577

| | | |
|---|---|---|
| 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 211000.00
CON TX 780.70
PRFEE 1.00
WDEED 8.00
TOTAL 789.70
CHECK 789.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/02/93 01 14:07 0001 8362

0395997
IDENTIF. ↑ REFERENCE

93 FEB -2 PM 2:06

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1248931