BOOK 10986 PG 890

# WARRANTY DEED

TCH-UTC-98-1149

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF June, 19 98

NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES: 3/23/2002
(AFFIX SEAL)

My Commission Expires MAR 23 2002

1310 Memorial Blvd., Springfield, TN 37172
111 W. College Street, Murfreesboro, TN 37130
100 Hazel Path, Suite A, Hendersonville, TN 37075

**THIS INSTRUMENT WAS PREPARED BY**
MARY FRANCES RUDY, ATTORNEY AT LAW
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy. W. Suite A, Smyrna, TN 37167
155 Franklin Rd., Suite 150, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Katherine A. Branson (NAME) | Southeastern Mortgage (NAME) | 83-6-117 |
| 197 Manchester Avenue (ADDRESS) | 115 29th Avenue South (ADDRESS) | |
| Nashville, Tennessee 37206 (CITY) (STATE) (ZIP) | Nashville, TN 37212 (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, Joy C. Eden and Marion Kieffer, both married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Katherine A. Branson, , unmarried

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:

LAND in Davidson County, Tennessee, being part of Lot No. 46, on the plan of Beaumont Place, as of record in Book 332, Page 38, in the Register's Office for Davidson County, Tennessee.

Beginning at an iron pin in the westerly margin of Manchester Avenue, 10 feet south of the dividing line between Lots Nos. 45 and 46 on said Plan; thence westerly 77.6 feet to an iron pin in the easterly margin of an alley, said iron pin being located 11 feet south from the southwest corner of said Lot No. 45; thence with the margin of said alley, southerly 104.35 feet to an iron pin; thence easterly 42 feet to an iron pin in the westerly margin of Manchester Avenue; thence with the margin of the same, northerly 91.9 feet to the point of Beginning.

Being the same property conveyed to Joy C. Webb, Unmarried, and Marion Kieffer, Married, by deed from Ollie Mae Luther, a Widow, of record in Deed Book 7314, Page 259, and Corrected in Book 9231, Page 915, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

98 JUN 22 PM 3:37

REGISTER'S OFFICE

0453572

unimproved ( )
This is improved ( X ) property, known as 197 Manchester Avenue, Nashville, Tennessee 37206
(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 our hand s this 11th day of June 19 98

Joy C. Eden
Joy C. Eden

Marion Kieffer by Joy Eden his attorney in fact
Marion Kieffer

BOOK 10986 PG 891

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 Joy C. Eden

the bargainor s, 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 and official seal at Hendersonville, Tennessee, this 11th day of June, 1998

Commission expires 7.28.2001

Christine L. Lind
Notary Public

CHRISTINE L. LIND NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires JULY 28, 2001

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of June, 1998, before me personally appeared Joy Eden, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Marion Kieffer, and who acknowledged the she executed the same as the free act and deed of the said Marion Kieffer by virtue of that Power of Attorney, duly executed by the said Marion Kieffer and being recorded simultaneously herewith in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of June, 1998.

My Commission Expires: 7.28.2001

Christine L. Lind
Notary Public

CHRISTINE L. LIND NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

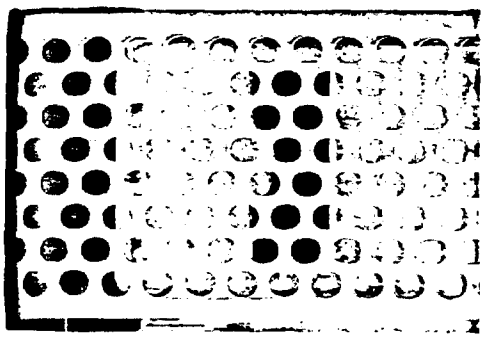
My Commission Expires JULY 28, 2001

**MARY FRANCES RUDY**
ATTORNEY - AT - LAW

**RETURN TO:**
**TITLE CONNECTION, INC.**

- [ ] 1310 Memorial Boulevard, Springfield, Tennessee 37172
- [ ] 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- [X] 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
- [ ] 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- [ ] 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- [ ] 1187 Vultee Boulevard, Nashville, Tennessee 37217
- [ ] 111 W. College Street, Murfreesboro, Tennessee 37130
- [ ] 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027

4(695 06/22 0401 03HECK 216.20



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

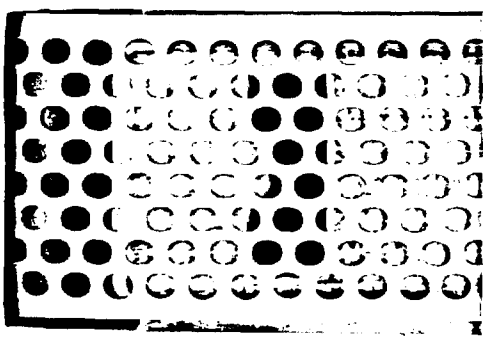
RECEIVED OF _____

FOR _____

BOOK 10986 PG 892

| | | |
|---|---|---|
| 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 56000.00
CON TX 207.20
PRFEE 1.00
WDEED 8.00
TOTAL 216.20
CHECK 216.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/22/98 01 15:37 0001 4035

0453572

IDENTIF. # REFERENCE

98 JUN 22 PM 3:37

REGISTER
DAVIDSON COUNTY, TN

**No.** 1309857