THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
P. O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

# Warranty Deed

BOOK 11015 PAGE 239

| ADDRESS NEW OWNERS: | PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES: | MAP-PARCEL NOS. |
|---|---|---|
| Mitzi Gale Ray, et al<br>2102 Ingram Road<br>Whites Creek, TN 37189 | Same as New Owner | Map 31<br>Parcel 37<br>Field Book 10D08695 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FELICIA C. BROWN, an unmarried woman, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does hereby transfer and convey unto MITZI GALE RAY and SHIRLEY BROWN RAY, as joint tenants, with survivorship obtaining, hereinafter referred to as the "GRANTEES", the survivor's heirs or their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located on Lickton Pike at its intersection with Ingram Road, described as follows, to-wit:

Beginning at an iron pin in the easterly margin of Lickton Pike, marking the northeast corner of the intersection of Lickton Pike and Ingram Road; thence with the easterly margin of Lickton Pike 101.53 feet to an iron pin; thence continuing with said margin of said Pike on a curve to the left having a radius of 592.53 feet for a distance of 204.10 feet to an iron pin; thence continuing with said margin of said Pike 291.27 feet to an iron pin marking the northwest corner of this tract and the southwest corner of the property conveyed to J.C. Dale, Jr., et ux, by deed of record in Book 4707, page 385, Register's Office for Davidson County, Tennessee (Map 31, parcel 38, TAODCT); thence with the southerly line of Dale, 630.00 feet to an iron pin in the line of the property conveyed to Randell T. Blackwell and wife, Regina T. Blackwell, by deed of record in Book 9864, page 510, said Register's Office (Map 31, parcel 47, TAODCT); thence with the line of Blackwell, 540.00 feet to an iron pin; thence South 89 deg. 55' 56" West 199.38 feet to an iron pin in the northerly margin of Ingram Road; thence with said margin of said road, North 59 deg. 25' 15" West 58.40 feet to an iron pin; thence, North 69 deg. 03' 28" West 60.74 feet to an iron pin; thence, North 79 deg. 21' 38" West 53.47 feet to an iron pin; thence, North 70 deg. 38' 38" West 79.07 feet to the point of beginning and containing 6.85 acres, more or less.

Being a part of the same property conveyed to J.D. Brown, a/k/a John D. Brown, and wife, Felicia C. Brown, by deed of record in Book 2539, page 91, Register's Office for Davidson County, Tennessee. The said J.D. Brown, a/k/a John D. Brown, died on September 28, 1988, at which time ownership and title to the said property became vested in Felicia C. Brown as surviving tenant by the entirety.

The mailing address for the said property is 2102 Ingram Road, Whites Creek, TN 37189.

The property description, as hereinabove set forth, was taken from a boundary survey drawn according to tax map information and Metro Public Works information dated September 14, 1992 by Tommy E. Walker, Registered Land Surveyor, License No. 1465.

*THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES, WITHOUT A TITLE EXAMINATION.*

1772 07/15/93 01:03PM CHECK 85.00

By their signatures hereto, the GRANTEES intend that they shall own and hold title to the said property as joint tenants with survivorship obtaining and not as tenants in common--that is, in the event of the death of either of them, the survivor shall own and hold title to the said property in fee simple, without any right, claim or demand on the part of the decedent's estate.

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 I, the GRANTOR, hereby covenants with the said GRANTEES, that I am lawfully seized and possessed of the said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1998, which are a lien, but not yet due and payable and which will be paid in full by the GRANTEES, when due.

2. Subject to the meanders of Whites Creek and the riparian water rights of others in same.

3. Subject to any and all other matters apparent and of record.

And the GRANTOR does further covenant and bind herself, her heirs and representatives to warrant and forever defend the title to the said land unto the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date acknowledged below.

"GRANTOR"

Felicia C Brown
FELICIA C. BROWN

"GRANTEES"

Mitzi Gale Ray
MITZI GALE RAY

Shirley Brown Ray
SHIRLEY BROWN RAY

PAT WILSON REGISTER
DAVIDSON COUNTY, TN
98 JUL 10 AM 8:50
IDENTIF. & REFERENCE
0460807

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FELICIA C. BROWN, MITZI GALE RAY and SHIRLEY BROWN RAY, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 9th day of July, 1998.

NOTARY PUBLIC

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
My Comm. Expires Aug. 29, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $20,000.00.

Mitzi Gale Ray
Affiant

Sworn to and subscribed before me, this the 9th day of July, 1998.

NOTARY PUBLIC

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
My Comm. Expires Aug. 29, 2001

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

Book 11015 PAGE 240-A

| | | |
|---|---|---|
| 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 20000.00
CON TX 74.00
PRFEE 1.00
MDEED 8.00
CFEE 2.00
TOTAL 85.00
CHECK 85.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/10/98 01 08:50 0001 1772

0460807
IDENTIF. ↑ REFERENCE

98 JUL 10 AM 8:50

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1317488