BOOK 11111 PAGE 449

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,000.00

X Alan W Branch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF September 19 98

CARRIE A. CAMERON NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: August 20, 2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Fred T. Bell, Attorney-at-Law, 1410 Kensington Sq. Ct., Ste.104, Murfreesboro, Tennessee 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alan W. Branch (NAME)	Right Mortgage Company (NAME)	83-5-013.00
1033 Seymour Avenue (ADDRESS)	325 West Main Street, Suite 200 (ADDRESS)	
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Lebanon, TN 37087 (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, Romney Hill, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alan W. Branch, 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:

A tract or parcel of land, together with all improvements and appurtenances thereunto belonging, situated and lying in Davidson County, Tennessee, and being more particularly described as follows:

Being part of Lot 6, on the Plan of the division of the land of John Hobson, deceased, as of record in Minute Book "L", Page 363, Circuit Court for said County, being Lot No. 36 on the unrecorded plan of the subdivision of Lot No. 6, described according to a survey made by Blanchard and Parish Surveyors, September 3, 1937 as follows:

Beginning at a stake on the northerly margin of Seymour Avenue, at a point 183 feet West of the Southwest corner of Lot No. 14 on the Map of the subdivision of the land of the heirs of Sallie L. Johnson, as of record in Book 332, Page 164, Register's Office for said County, said point being the Southwest corner of the property conveyed to A.C. Farmer and wife, by deed from Charles Phillips and wife, of record in Book 1031, Page 433, said Register's Office; thence with the northerly margin of said Avenue westwardly 58 feet to the Southeast corner of the property conveyed to A.M. Reed and wife, by deed from Charles Phillips and wife, of record in Book 1046, Page 225, said Register's Office; thence with said Reed's easterly line northwardly 158 feet to the southerly margin of a proposed alley; thence with said alley eastwardly 58

CONTINUED

unimproved ( )
This is improved (X) property, known as 1033 Seymour 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 my hand this 8th day of September, 19 98

Romney Hill

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Romney Hill, married

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 Murfreesboro, Tennessee, this 8th day of September 19 98.

Commission expires August 20, 2000

Notary Public

CARRIE A. CAMERON NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

LEGAL DESCRIPTION CONTINUATION

feet to the Northwest corner of said Farmer lot; thence with said Farmer's westerly line southwardly 158 feet to the beginning. This legal description is the same as the previous deed of record.

Being the same property conveyed to Romney Hill, married, by deed of record in Deed Book 11111, Page 446, Register's Office for said County.

This property has never been nor ever intended to be the grantors primary residence.

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

0487594
IDENTIFICATION REFERENCE

98 SEP 14 PM 2:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0503 09/14 0101 03CHECK 277.40

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

RECEIVED OF _____

FOR _____

BOOK 11111 PAGE 451

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 72000.00
CON TX 266.40
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 277.40
CHECK 277.40

09/14/98 01 14:20 0001 0503

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0487594
IDENTIF. & REFERENCE

98 SEP 14 PM 2:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1345894