# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

**John M. Jordan, Attorney**
**2209 CRESTMOOR ROAD**
**NASHVILLE, TN. 37215**

BOOK 11140 PAGE 704

**THIS INDENTURE**, made and entered into as of the **25th** day of **September, 1998** by and between

**HUBERT L. BROWN,**

hereinafter referred to as Grantor, and

**BILLY N. PRICE and DEBRA A. PRICE, HUSBAND AND WIFE** ,

hereinafter referred to as Grantee.

**WITNESSETH:** That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

BEING DESIGNATED AS 371 RAYON DR., OLD HICKORY, DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY PORTION OF THE REAR OF LOTS 66,67,AND 68 ON THE PLAN OF RAYON CITY, AS OF RECORD IN BOOK 843 PAGE 13, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTHEASTERLY MARGIN OF RAYON DRIVE, SAID POINT BEING 95 FEET FROM THE WESTERLY MARGIN OF ENSLEY DRIVE, THENCE IN A WESTERLY DIRECTION WITH RAYON DRIVE 45 FEET TO A POINT; THENCE IN A NORTHEASTERLY DIRECTION 130 FEET TO A POINT; THENCE IN A SOUTHEASTERLY DIRECTION 45 FEET TO A POINT; THENCE IN A SOUTHWESTERLY DIRECTION 130 FEET TO THE POINT OF BEGINNING.

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

BEING ALL THE SAME PROPERTY CONVEYED TO HUBERT L. BROWN BY DEED FROM WANDA J. RICH OF RECORD IN BOOK 9704 PAGE 400 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Hubert L. Brown
**HUBERT L. BROWN**

0495665
IDENTIF. ↑ REFERENCE
98 OCT -5 AM 8:59
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

**INDIVIDUAL**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **HUBERT L. BROWN**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **25th** day of **September, 1998**.

Notary Public

Commission Expiration: _____

SUSAN L. WILLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires JAN 29, 2000

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**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

**VALUATION AFFIDAVIT**

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$34,500.00** which is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Billy N Price
**Affiant**

Subscribed and sworn to before me this **25th** day of **September, 1998.**

Notary Public

Commission Expiration: 1-29-2000

SUSAN L. WILLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires JAN 29, 2000

9072 10/05 0101 03CHECK 138.65

| RETURN TO: | SEND TAX BILLS TO: | PROPERTY ADDRESS: |
|---|---|---|
| NASHVILLE ESCROW CO.<br>2209 CRESTMOOR ROAD<br>NASHVILLE, TN. 37215 | BILLY N. PRICE<br>DEBRA A. PRICE<br>371 RAYON DRIVE<br>OLD HICKORY, TN 37138 | 371 RAYON DRIVE<br>OLD HICKORY, TN 37138<br><br>MAP PARCEL NUMBER<br>44-5-92 |

WD-MULTLDOC
File No. 98-1233

NASHVILLE ESCROW CO.
Title Co. T.G. No.

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

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

RECEIVED OF _____

FOR _____

BOOK 11140 PAGE 706

| | | |
|---|---|---|
| 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 34500.00
CON TX 127.65
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 138.65
CHECK 138.65

10/05/98 01 09:01 0001 9072

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0495665
IDENTIF. ↑ REFERENCE

98 OCT -5 AM 8:59

BILL GARNELL REGISTER
DAVIDSON COUNTY, TN.

**No.** 1354347