BOOK 11386 PG. 274

[Space Above This Line for Recording Data]

# WARRANTY DEED

**This Indenture** made this **12th** day of **March, 1999** between **Howard D. Fly and Myrtle M. Fly, Married, ,** GRANTOR, and **Ronald DeBracy, unmarried, and Patricia Marie White, unmarried, joint tenants with right of survivorship ,** as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

**Being Lot No. 22 in George T. Waddey's Subdivision of the south part of Horton Lots Nos. 4, 5, and 6, a plan of which subdivision if of record in Book 547, page 8, Register's Office for Davidson County, Tennessee.**

**Said Lot No. 22 fronts 72 feet on the south side of Wedgewood Avenue and runs back between lines 168 feet, more or less, to a dead line, on which it measures 66 feet.**

**INCLUDED IN THE ABOVE DESCRIBED TRACT BUT HEREBY EXPRESSLY EXCLUDED FROM THIS CONVEYANCE:**

**A small tract or parcel of land in the 29th Councilmanic District of the Metropolitan Government of Nashville and Davidson County, Tennessee. Being part of Lot No. 22 in George I. Waddy's Subdivision of the South part of Horton Lots No. 4, 5, and 6, as of record in Book 547, page 8, Register's Office for Davidson County, Tennessee.**

**Said part of Lot No. 22 fronts 20.32 feet on the Wedgewood Avenue and Bransford Avenue, measured from the intersection of the South and West margins of same which is connected by a curve that has a 20-foot radius around which it measures 31.73 feet thereon and containing 89 square feet, more or less.**

**This being the same property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by deed from Howard D. Fly and wife, Myrtle M. Fly of record in Book 4291, page 409, Register's Office for Davidson County, Tennessee.**

**Being a portion of the same property conveyed to Howard D. Fly and wife, Myrtle M. Fly by deed from Ada Virginia Fly of record in Book 2960, page 619, Register's Office for Davidson County, Tennessee.**

**Subject to all matters of record in Book 547, page 8, Register's Office for Davidson County, Tennessee.**

**Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.**

05618800

IDENTIF. & REFERENCE

99 MAR 16 AM 10:30

BILL HARRELL REGISTER
DAVIDSON COUNTY, TN.

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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(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever sued, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** Grantor s hereunto set grantor's hand(s) and seal this **12th** day of **March, 1999.**



Howard D. Fly

Myrtle M. Fly

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Howard D. Fly and Myrtle M. Fly, the bargainor(s), 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 and official seal this 12th day of March, 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

JENNIFER R. PIERCE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires May 26 2002

**********

County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $63000

Affiant

Subscribed and sworn before me this 12th day of March, 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

JENNIFER R. PIERCE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires May 26 2002

**********

**Prepared by:**
Equity Search, Inc.
2323 21st Avenue S. #506
Nashville, TN 37212

**Address of New Owner**
Ronald DeBracy
601 Wedgewood Avenue
Nashville, Tennessee 37203

**Send Tax Bills to:**
New South Federal Savings Bank
1900 Crestwood Boulevard
Birmingham, AL 35210-2034

**Map & Parcel Number:**

Map 105-11 Parcel 243

# OFFICIAL RECEIPT

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

**RECEIVED OF** _____

**FOR** _____

BOOK 11386 PG. 276

| | | |
|---|---|---|
| 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 | CFEE - COMPUTER FEE | PRFEE - PROBATE FEE |

05618 00
IDENTIF. ↑ REFERENCE

99 MAR 16 AM 10:30
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | 63000.00 |
| CON TX | 233.10 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 244.10 |
| CHECK | 244.10 |

03/16/99 01 10:29 0001 9332

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

**No.** 1438459