BOOK 11467 PG. 396

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 1999.

Notary Public

MY COMMISSION EXPIRES

My Commission Expires NOV. 25, 2000 (SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 4733 Andrew Jackson Parkway, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Chuck Houston Bragg	GMAC Mortgage Corporation	87-96
(NAME) 4256 Central Pike	(NAME) 100 Witmer Road, P.O. Box 963	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Horsham, PA 19044	
(CITY) (STATE) (ZIP)	(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, **MARILYN VERNA GRANT REAVES AND HUSBAND PRIESTLEY REAVES**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHUCK HOUSTON BRAGG** , 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 the Civil District of Davidson County, Tennessee, being parts of Lots Nos. 3 and 4, in the partition of the lands of Abner Cowgil, deceased, as of record in Minute Book "Q", page 301, Circuit Court for said County, described according to a survey made by Morrow & Associates, Inc. dated July 19, 1985 as follows:

Being a tract of land lying in Davidson County and being bounded on the north by Central Pike; on the east by Grant; on the south and west by Lane and being more particularly described as follows: beginning at an iron pin at a fence post in the south Right-of-Way line of Central Pike said iron pin being located easterly 0.1 miles form New Hope Road (north); thence with the south Right-of-Way line of Central Pike, south 87 deg. 33 min. 06 sec. east, 319.80 feet to an iron pin corner common with Grant; thence leaving Central Pike and with Grant, south 02 deg. 15 min. 00 sec. west 224.8 feet to an iron pin corner common with Grant in the north line of lane; thence with lane north 88 deg. 30 min. 00 sec. west 297.30 feet to an iron pin corner common with Lane; thence continuing with Lane, north 03 deg. 20 min. 55 sec. west 239.90 feet to the point of beginning, containing 1.61 acres, more or less.

Being the same property conveyed to Marilyn Verna Grant and husband John Oliver Grant by deed from Anna Belle Hockett Murray and husband, James A. Murray of record in Book 6126, Page 537, and in deed of correction of record in Book 6618, Page 919, Register's Office for Davidson County, TN. John Oliver Grant died on February 3, 1990. Marilyn Verna Grant has since remarried to Priestley Reaves. Marilyn Verna Grant and Marilyn Verna Grant Reaves are one and the same person.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 4258 Central Pike, Hermitage, TN 37076

(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 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/our hand(s) this 30th day of April, 1999.

Marilyn Verna Grant Reaves

Priestley Reaves

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 Marilyn Verna Grant Reaves and husband Priestley Reaves, 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/they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Hermitage, Tennessee this 30th day of April, 1999

Commission expires 9-18-99

Barbara L McGee
Notary Public

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0583615

IDENTIFICATION REFERENCE

99 MAY -6 PM 1:19

BILL GARNER-LT REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

2478 05/06 0101 03CHECK

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

05836 15

IDENTIF. ↑ REFERENCE

99 MAY -6 PM 1:19

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN

CAMT	60000.00
CONV TX	222.00
PRFEE	1.00
UDEED	8.00
CFEE	2.00
TOTAL	233.00
CHECK	233.00

05/06/99 01 13:22 0001 2478

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1457149