0599406

IDENTIF. & REFERENCE

99 JUN 14 PM 1:06

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11526 PG. 452

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (gj) Title No: 40809
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John S. Lam 1620 Chickering Road Nashville, Tennessee 37215	NationsBanc Mortgage Corporation 2059 Northlake Parkway Tucker, Georgia 30084

TAX MAP-PARCEL NUMBERS: 144-13-2

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 905000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Harvie Branscomb, Jr., Ben Vaughan Branscomb and Lewis Branscomb, Co-Executors under the Last Will and Testament of Harvie Branscomb,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John S. Lam, married,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, being part of the lands belonging to the estate of Samuel Northern, deceased, a plan of which appears of record in Minute Book "L," page 423, of the County Court for said County, being Lot No. 1, on a survey made by Barge-Waggoner and Sumner, Inc., Engineers, dated June 29, 1959, as follows:

Beginning in the center of Chickering Road, at the southwest corner of Tract No. 1 of the lands conveyed to Charles S. Ragland and wife, by deed from Josephine Douglas Smith, et al., Trustees, of record in Book 2486, page 221, said Register's Office; thence south 84° 15' east 936.4 feet; thence north 5° 45' east 271.2 feet to the corner of Lots 1 and 2 on said survey; thence with the line between said two lots, north 81° 39' west 858 feet to the center of Chickering Road; thence with the center of said road south 20° 06' west 320 feet to the beginning.

This conveyance is together with and subject to the terms of an ingress and egress easement along a private road from Chickering Road, which easement was contained in the deed from Charles S. Ragland and wife, Mary Cortner Ragland to Harvie Branscomb and wife, Margaret Branscomb, of record in Book 2930, page 208, Records of Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

BEING the same property conveyed to Harvie Branscomb and wife, Margaret Branscomb, by deed from Charles S. Ragland and wife, Mary Cortner Ragland, of record in Book 2930, page 208, said Register's Office. Margaret Branscomb has since died; thereby leaving Harvie Branscomb as surviving tenant by the entirety. The said Harvie Branscomb subsequently died, unmarried and testate. By will of record in Will Book 221, page 729, Probate Court Clerks Office for Davidson County, Tennessee, the said Harvie Branscomb named Harvie Branscomb, Jr., Ben Vaughan Branscomb and Lewis Branscomb, Co-Executors with Full power to convey subject property, letters testamentary were issued to said Co-executors of record in Minute Book 432, page 458, said Probate Court Clerks Office.

This conveyance is subject to: Taxes for 1999, and subsequent years; subject to right of

K 111526

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State of Tennessee
County of Davidson

On this 15th day of May, 1999, before me the undersigned authority, personally appeared **Lewis Branscomb**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 9/29/01

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 905000.00

Affiant

Sworn and subscribed before me on the 11th day of June, 1999.

Notary Public

My Commission Expires: My Commission Expires 9/18/99

05-3963.50 MORTGAGE TAX 06/14/99 9:31AM

Wldoc: Deed Wty—12/92

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11526 PG. 455

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

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BOOK/PAGE OR REFERENCE

99 JUN 14 PM 1:06

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	905000.00
CON TX	3348.50
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	3363.50
CHECK	3363.50

06/14/99 01 13:10 0001 9318

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1473742