Maximum Principal Indebtedness

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 212,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
9th DAY OF July 1999

Notary Public

MY COMMISSION EXPIRES 10-19-00
(AFFIX SEAL)

BOOK 11595 PG. 83

**THIS INSTRUMENT WAS PREPARED BY**
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| John G. Brevard | Owner | 105-04-0 |
| (NAME) | (NAME) | |
| 341 Lake Valley Drive | | 147.00 |
| (ADDRESS) | (ADDRESS) | |
| Franklin TN 37064 | | |
| (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, John A. Crawford (one and the same as John Crawford)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John G. Brevard

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:

SEE ATTACHED EXHIBIT A

96150967

99 JUL 23 AM 10:33

unimproved ( )
This is improved ( X ) property, known as 33 Shepard Street, Nashville, Tennessee 37210
(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 9th day of July 1999

John A. Crawford

John A. Crawford

Maximum Principal Indebtedness

BOOK 11585 PG. 84

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John A. Crawford (one and the same as John Crawford)

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 9th day of July 1999.

Commission expires 6/19/00

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public

**EXHIBIT A**

Land in Davidson County, Tennessee, described as follows: to-wit:

Being Lot No. 1 and the south 26 feet of the north 69 feet of the west 2 feet of Lot No. 2 of Trimble's Addition, as of record in Book 57, page 84, Register's Office for said County, described according to a survey made by John M. Sullivan, surveyor, dated January 16, 1964, as follows:

Beginning at a point in the southerly margin of Shepard Street, the common front corners of Lots Nos 1 and 2; thence with the lines between the said lots, southwardly 43 feet; thence easterwardly 2 feet; thence southwardly 26 feet' thence westwardly 2 feet to the line between Lots 1 and 2; thence with the said lot lines, southwardly 87 feet to the corners of Lots 1 and 2, in the north margin of an alley; thence with said alley, and the rear line of Lot No. 1, westwardly 124 feet to the easterly margin of John Street; thence with the said mrgin of John Street northwardly 156 feet to the southeast corner of the intersection of John Street and Shepard Street; thence with southerly margin of Shepard Street, eastwardly 124 feet to the point of beginning.

Included in this conveyance but not included in the description above is a tract of land created by the closing of an alley by Nashville City Ordinance No. 60-133 which conveyed the land to the center line of the alley as an addition to the above described tract.

Being the same property conveyed to John A. Crawford by warranty deed of Harry W. Hubbell, III and wife, Brenda Hubbell, of record in Book 10417, page 314, Register's Office of Davidson County, Tennessee.

Exceptions:

1999 Metropolitan Davidson County Taxes are a lien against said property, but are not yet due and payable, with Grantor paying his prorata portion thereof and Grantee assuming payment when due and payable. Map 105-04-0, Parcel 147.00.

The Plan of record in Book 57, page 84, Register's Office of Davidson County, Tennessee.

Any and all written and/or oral leases and tenants in possession.

Deed of Trust executed by John A. Crawford, to secure to Metropolitan Development & Housing Agency, in the amount of $80,000.00, of record in Book 10776, page 460, said Register's Office, is herein assumed by Grantee as of the date of this instrument. Grantee hereby assumes all obligations of Grantor under this Deed of Trust, the promissory note secured thereby and all other instruments evidencing, securing of, and pertaining to such debt.

# OFFICIAL RECEIPT

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

**RECEIVED OF** _____

**FOR** _____

| | | |
|---|---|---|
| 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 |

BOOK **11585** PG. **86**

06150667

MISCELLANEOUS

09 MAR 23 AM 10:34

$12.00
$1.00
$2.00
$15.00

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

**No.** 1494410