Boy 36

(4)

THIS INSTRUMENT PREPARED BY:
David B. Herbert, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD LLP
200 Fourth Avenue North
Nashville, TN 37219-8985

99 SEP -1 AM 8:

DAVIDSON COUNTY.

0630897

WARRANTY DEED

BOOK 11643 PAGE 407

Name and Address of New Owner:
Randall T. Barber
648 McMurray Court
Nashville, TN 37211

Send Tax Bills To:

New Owner

Street Address of Subject Propert	Map-Parcel No:
648 McMurray Court Nashville, TN 37211	161-7.00 161-7.01

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **DOUGLAS H. BRACHEY AND DAWN S. BRACHEY, HUSBAND AND WIFE, "GRANTORS"**, have bargained and sold, and by these presents do transfer and convey unto **RANDALL T. BARBER AND BRITTANY P. BARBER, HUSAND AND WIFE, "GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE SCHEDULE ATTACHED HERETO. [illegible] 585.00

The conveyance of the above described parcel of land is subject to the following:

1. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilites applicable to this property.

2. 1999 Taxes, which Grantees assume and agrees to pay.

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 GRANTORS do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, theirs heirs and assigns 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 our hands this 30th day of August, 1999.

Douglas H. Brachey

Dawn S. Brachey

STATE TENNESSEE]
COUNTY OF DAVIDSON]

Before me. the undersigned, a Notary Public in and for the State and County aforesaid, personally apppeared Douglas H. Brachey and wife, Dawn S. Brachey, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 30th day of August, 1999.

DAVID B. HERBERT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My commission expires:

My Commission Expires March 24, 2001

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater for this transfer is $180,000.00.

Affiant

Subscribed and sworn to before me,

this the 30th day of August, 1999.

DAVID B. HERBERT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My commission expires:

My Commission Expires March 24. 2001

#16001

EXHIBIT "A"

Tract I:

Land in Davidson County, Tennessee, described as follows:

Being part of a tract of 87.4 acres, more or less, known as part of Lot No. 2 on the map of subdivision of the John Rains property, plan of which is of record in Minute Book "I" page 495, County Court, said County, and said 87.4 acre tract being shown on the plan of record in Plan Book 3, page 31, Chancery Court and described partly according to a copy of a survey made December 2, 1953, by Z. J. Wilkinson, Surveyor and according to a copy of a survey made December 28, 1953, by Yokley and Waggoner, Engineers, as follows: Beginning at a point on the Northerly margin of a roadway dedicated in Book 2278 page 549, Registers Office for said County leading Westerly to Owen-Winstead Pike, said point being 250 feet east of the southeast corner of a tract conveyed to John B. Rummage and wife, by deed of record in Book 2243, page 595, R.O.D.C, Tenn; thence with the margin of said roadway, south 88 degrees 12 minutes East 250 feet to an iron pin in the margin of said road, opposite the center line of a old Country road, being in a fence line; thence along said fence North 1 degree 17 Minutes east 850 feet to an iron pin; thence North 88 degrees 12 minutes west 250 feet to an iron pin; thence South 1 degree 17 minutes West 850 feet to the beginning, containing 4.88 acres more or less.

Being the same property conveyed to William D. Brachey and wife, Alice H. Brachey, by Deed from Lewis E. Gaines and Joe Gaines, d/b/a Gaines and Gaines Construction Company, of record in Book 2298, page 245, Register's Office for Davidson County, Tennessee. William D. Brachey died in 1958, and Alice H. Brachey died intestate on March 10, 1992, leaving her only son, Douglas H. Brachey, as her sole heir-at-law.

BB

#16001

Exhibit "A" (continued):

Tract II:

Land in the 6th, formerly the 8th, Civil District of Davidson County, Tennessee, being part of a tract of 87.4 acres, more or less, known as part of Lot No. 2 on the map of subdivision of the John Rains property, plan of which is of record in Minute Book "I" page 495, County Court, said County, and said 87.4 acre tract being shown on the plan of record in Plan Book 3, page 31, Chancery Court and described partly according to a copy of a survey made December 2, 1953, by Z. J. Wilkinson, Surveyor and according to a copy of a survey made December 28, 1953, by Yokley and Waggoner, Engineers, as follows: Beginning at a point in the western boundary line of the property conveyed to B.W. Rieves and wife, by deed from Victoria Rieves, et al, of record in book 626, page 513, Register's Office for said County, said point being also north 1degree 17 feet east 675.76 feet from the northerly margin of a roadway dedicated in Book 2278, page 549, leading from Owen-Winstead Pike; thence with said Rieves western boundary line north 1 degree 17 feet east 174.24 feet to an iron pin; thence north 88 degrees 12 feet west 250 feet to an iron pin; thence south 1 degree 17 feet west 174.24 feet; thence south 88 degrees 12 feet east 250 feet to the beginning.

Together with an easement for a 20 foot roadway along the eastern boundary line of the remaining tract of Alice H. Brachey, described as follows: Beginning at an iron pin on the northerly margin of a roadway dedicated in book 2278, page 549, leading from Owen-Winstead Pike, at the intersection of the same and a point in the western boundary line of the B.W. Rieves property; thence with said Rieves western boundary line north 1 degree 17 feet east 675.76 feet; thence north 88 degrees 12 feet west 20 feet; thence south 1 degree 17 feet west 675.76 feet to the northerly margin of said dedicated roadway thence with the same south 88 degrees 50 feet east 20 feet to the beginning.

Being the same property conveyed to Alice H. Brachey by Deed from M. Owen Harris and wife, Marie Harris, of record in Book 4375, page 727, Register's Office for Davidson County, Tennessee. The said Alice H. Brachey died intestate on March 10, 1992, leaving her only son, Douglas H. Brachey, as her sole heir-at-law.

RJ BB

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11643 PAGE 411

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

0630897

DOCUMENT # REFERENCE

99 SEP -1 AM 8:15

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	180000.00
CON TX	666.00
PRFEE	1.00
WDEED	16.00
CFEE	2.00
TOTAL	685.00
CHECK	685.00

09/01/99 01 08:15 0001 3183

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1511232