X

BOX 50-B

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

JW

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
John P. Reed
47 Vaughns Gap Rd.
Nashville, Tennessee 37205

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:

MAP **129-15-0**
GROUP
PARCEL **061.00**

Instr:200002150015110 Page: 1 OF 2
REC'D FOR REC 02/15/2000 10:35:03AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $647.50

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Wendell D. Brown and wife, Christy L. Brown,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **John P. Reed**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7 of Warner Park Valley Subdivision, Section 2, of record in Plat Book 3600, page 20, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Wendell D. Brown and wife, Christy L. Brown by deed from John W. Goddard and wife Jeanette C. Goddard of record in Book 9125, page 103, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2000 and subsequent years.

This is improved property known as 47 Vaughns Gap Rd., Nashville, Tennessee 37205.

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", his heirs and assigns, forever, and, GRANTORS do covenant with the said "GRANTEE" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 the 14th day of February, 2000.

Wendell D. Brown

Christy L. Brown

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Wendell D. Brown and wife, Christy L. Brown**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 14th day of February, 2000.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 12/18/2000

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $175,000.00.

AFFIANT

Subscribed and sworn to before me on this 14th day of February, 2000.

NOTARY PUBLIC

My Commission Expires: _____