BOOK 5175 PAGE 642

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,175.58

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF July, 1977

Notary Public

MY COMMISSION EXPIRES: 1-21-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, HERMITAGE PROFESSIONAL MALL, HERMITAGE, TENNESSEE 37076
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
American Realty & Investment Corporation (NAME)	Churchill Mortgage Corp. (NAME)	4 D 34002
2204 Lebanon Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 81386 (STREET ADDRESS)	MAP 74-12
Donelson, TN 37214 (CITY) (STATE) (P. O. ZIP)	Chamblee, GA 30366 (CITY) (STATE) (ZIP)	PARCEL 14

FOR AND IN 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, PATRICK A. OWENS III ET UX MARTHA A. OWENS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO AMERICAN REALTY & INVESTMENT CORPORATION

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:

BEING Lot No. 643 on the Plan of HERMITAGE HILLS, Section 7, of record in Book 3300, Page 62 & 63, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Patrick A. Owens III et ux Martha A. Owens by deed of record in Book 4970, Page 616, Register's Office for Davidson County, Tennessee.

FOR and in consideration of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated November 7, 1975, and filed for record November 13, 1975, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 4970, Page 618, and note of even date thereby secured, in the original principal amount of $29,000.00, payable to Mortgage Associates, Inc., which debt the grantee herein assumes and agrees to pay as part payment of the purchase price. The grantee further hereby assumes the obligation of Patrick A. Owens III et ux Martha A. Owens under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

THE existing escrow account and hazard insurance policy is hereby transferred with this conveyance to the Grantee herein.

THIS conveyance is subject to any existing restrictions and/or easements.

This is unimproved ( ) improved (X) property, known as 7005 Bonnafair Drive, 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 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 our hands this 26th day of July, 19 77

PATRICK A. OWENS III: Patrick A Owens III

MARTHA A. OWENS: Martha A Owens

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patrick A. Owens III et ux Martha A. Owens

the bargainor S, 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 Hermitage, Tennessee, this 26th day of July 19 77

Commission expires 1-21-81

Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the and respectively of the the within named bargainor, a corporation, and that (he) (they) as such and , being authorized so to do, executed 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 , 19 .

My commission expires

Notary Public

E 16503

WARRANTY DEED

FROM

PARTICK A. OWENS III ET UX

MARTHA A. OWENS

TO

AMERICAN REALTY & INVESTMENT

CORPORATION

IDENTIFICATION REFERENCE

JUL 26 1 32 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

JUL 26 77	CONV	32,175.58			
JUL 26 77	S'TAX		B*	83.72	
JUL 26 77	PR'FEE		B*	.50	
JUL 26 77	W'DEED		B*	4.00	* 88.22

Return to:

LEON SHARBER, ATTORNEY
HERMITAGE PROFESSIONAL MALL
HERMITAGE, TENNESSEE 37076