8512 03/14 143.34- CHECK

BOOK 5405 PAGE 91

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

William J. Scott and wife,

Eleanor B. Scott

TO

Charlie and Hazel Childress

For draftsman's use

THIS INSTRUMENT PREPARED BY:

Charles L. Hendrix
Attorney at Law
4701 Trousdale Drive, Suite# 26
Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charlie Childress, et ux (NAME)	New owners (NAME)	Map. 150-9
Rt# 2, Box 168 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	~~Par. 16~~
Winchester, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

MAR 14 9 42 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

F. 1. 8. 3 7. 3.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$53,428.89

William J. Scott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF ~~March~~, 19~~79~~.

Charles L. Hendrix
Notary Public

MY COMMISSION EXPIRES: 5-18-81

(AFFIX SEAL)

HENDRIX * NOTARY PUBLIC * DAVIDSON COUNTY

For and in Consideration of the sum of Eighteen thousand eight hundred thirty-five and No/100 ($18,835.00) DOLLARS and the assumption of the outstanding balance on a note payable to Kentucky Mortgage Company in the amount of $34,593.89. Said note provides for monthly payments of $309.88 which includes principal, interest at 8½ per cent, taxes and insurance.

William J. Scott and wife, Eleanor B. Scott have bargained and sold, and by these presents do transfer and convey unto the said Charlie Childress and wife, Hazel Childress 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. 137 on the Plan of Forrest View Park, Section 1, as of record in Book 3700, page 109, Registrar's Office For Davidson County, Tennessee

Said Lot No. 137 measures 80.0 feet along its front line which is the Westerly margin of Kinwood Drive and extends back between parallel lines measuring 152.67 feet on its Northerly side and 152.89 feet along its Southerly side to a dead line measuring 80.60 feet.

Being the same property conveyed to Ronald Lee Coats and wife, Mary F. Coats by deed from John Oliver Blevins and wife, Ann Lu Blevins of record in Book 4951, page 961, said Registers office.

Being the same property conveyed to William J. Scott and wife, Eleanor B. Scott by deed from Ronald Lee Coats and wife, Mary F. Coats of record in Book 5188, page 405, said Register's office.

This conveyance is subject to restrictions of record in Book 4115, page 674, said Register's office and is also subject to a 10 foot public utility and drainage easement of a 30 foot minimum building setback line of record in Book 3700, page 109, said Register's office.

For and in consideration of Ten Dollars 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 Aug. 23, 1977, and filed for record Aug. 25, 1977,

in the office of the recorder of deeds of Davidson Cty., Tn. in Bk. 5188, pg. 407, and note of even date thereby secured, in the original principal amt. of $35,000 payable to Dobson & Johnson which debt, the grantee herein assumes and agrees to pay as part of the purchase price.

The grantee further hereby assumes the obligations of William J. Scott & Eleanor B. Scott 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.

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This is { unimproved ( ) / improved (X) } property, known as 2957 Kinwood Drive, Antioch, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charlie Childress and wife, Hazel Childress their heirs and assigns, forever.

And they do covenant with the said Charlie Childress and wife, Hazel Childress 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., except as is specified herein.

And William J. Scott and wife, Eleanor B. Scott do further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Charlie Childress and wife, Hazel Childress, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 13th day of March, 19 79

William J. Scott

Eleanor B. Scott

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Charles L. Hendrix, a Notary Public in and for said County and State, the within named William J. Scott and Eleanor Scott

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, Davidson County, Tennessee, this 13th day of March, 19 79.

Charles L. Hendrix, Notary Public.

Commission expires May 18, 1981

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in , this day of , 19 .

, Notary Public.

Commission expires

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5405 PAGE 93

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			53428.89- CAMT.	
			138.84 CSTAX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	143.34-
85 12A03/14/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. I. 8 3 7 3

IDENTIF. REFERENCE

MAR 14 9 42 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 70-80