04/19 117.00- CHECK

WARRANTY DEED. (For Typewriter) (Box 687-1) Revised 1975 MARSHALL & BRUCE - NASHVILLE

N-1008

WARRANTY DEED

BOOK 5423 PAGE 596

This instrument prepared by:

WHITE, REGEN & BURCH (Name) 110 NORTH MATHIS DRIVE (Street address or Route Number)

DICKSON (City) TENNESSEE (STATE) 37055 (ZIP CODE)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: #009863-0	MAP-PARCEL NUMBERS
James M. Thompson	Mercantile Mortgage Co.	148-8-86 KB
(NAME):	NAME:	
7105 Hedgeapple Trace	P.O. BOX 14569	
(STREET ADDRESS OR ROUTE NUMBER)	STREET ADDRESS)	
Brentwood TN 37027	St. Louis, Mo 63178	
(CITY) STATE (ZIP CODE)	(CITY) STATE (ZIP CODE)	

FOR AND IN CONSIDERATION of the sum of Forty-Two Thousand Five Hundred and No/100 ($42,500.00) ---------- DOLLARS paid and to be paid as follows: Four Thousand Six Hundred Fifty-Four and 21/100 ($4,654.21) Dollars cash in hand paid by the Grantee receipt of which is hereby acknowledged, and other good and valuable considerations including the assumption of and agreement by the Grantees herein to pay a certain promissory note dated August 4, 1978, executed by the Grantor herein payable to the order of Mercantile Mortgage Company in the original principal amount of $38,000.00. The current balance of said note is $37,845.79. Grantees agree to assume said loan commencing with the May, 1979, payment; said note is secured by a deed of trust of record in Book 5322, Page 604 in the Register's Office of Davidson County, Tenn.; I, Donald W. Tidwell, a single person

have bargained and sold, and by these presents do transfer and convey unto the said James M. Thompson and wife, Sadie F. Thompson, their heirs and assigns, a certain tract or parcel of land in Civil District of Davidson County, State of Tennessee, as follows:

BEING Lot No. 34 on the Plan of Oakwood Terrace, which is of record in Book 4460, Page 54 & 55, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Donald W. Tidwell by deed from James Terry Whitt and wife, Rita Dianne Whitt, dated August 4, 1978, and of record in Book No. 5322, Page 602 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all of the conditions, reservations and restrictions as set out in Book 4559, Page 72 in the Register's Office of Davidson County, Tennessee, to which reference is hereby made; all of said provisions being covenants running with the land and without which this conveyance would not be made.

This conveyance is subject to any and all existing easements of record.

F.2498.4

IDENTIF. REFERENCE

APR 19 1 53 PM '79

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

sh/jb

BOOK 5423 PAGE 597

The previous and last conveyance being a Deed to SAME AS ABOVE

from

Registered in Register's Office of ..... County, State of Tennessee,

in Vol. ..... Page .....

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said

James M. Thompson and wife, Sadie F. Thompson, their

heirs and assigns, forever. And I do covenant with the said

James M. Thompson and wife, Sadie F. Thompson

that I am lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unincumbered.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said

James M. Thompson and wife, Sadie F. Thompson, their

heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand, this 17th day of April, 19 79

Witness:

Donald W. Tidwell

Donald W. Tidwell

State of Tennessee ..... County.

The foregoing Deed was received and transferred.

This ..... day of ....., 19....., at ..... O'Clock .....M.

Assessor of Property.

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC.

BOOK 5423 PAGE 598

STATE OF TENNESSEE, COUNTY

DICKSON

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named

Donald W. Tidwell, single

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Dickson Tennessee, this 17th day of April, 1979

My Commission Expires October 22, 1979 Alice F. Montgomery Notary Public.

ALICE F. MONTGOMERY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC.

STATE OF TENNESSEE, COUNTY

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at

Tennessee, this day of , 19

My Commission Expires , 19

Notary Public.

STATE OF TENNESSEE Register's Office, , 19

COUNTY OF

The foregoing instrument and certificate were noted in Note Book Page At O'Clock M.

19, and recorded in Book , Series , Page State Tax

Paid $ Fee Recording Fee Total Witness my hand Receipt No.

Register.

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $ 42,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Sadie F. Thompson
Affiant

Subscribed and sworn to before me this the 17th day of April, 19 79

Alice F. Montgomery
Register or Notary Public.

ALICE F. MONTGOMERY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

BOOK 5423 PAGE 599

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
			42500.00- CO	
			110.50 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	117.00-
7128A04/19/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 24984

IDENTIF. REFERENCE

APR 19 1 5, PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 678440