BOOK 5523 PAGE 21

2569 11/01 160.94- CHECK

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
JERRY R. HUMPHREYS, ATTORNEY
SMITH, DAVIES, SMITH & CANTRELL
1128 J. C. BRADFORD BUILDING
NASHVILLE, TENNESSEE 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard O. Royce, and wife	Lomas & Nettleton Company	116-13
(NAME)	(NAME)	
125 Haverford Drive	P. O. Box 926	31
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37205	Virginia Beech, VA 23451	08DZ-75450
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Fifty-Nine Thousand Four Hundred Thirty-Three and 57/100 ($59,433.57)---------- *Dollars,* of which Thirty Thousand Dollars ($30,000.00) has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder of which Richard O. Royce and wife, Cameron P. Royce assume and agree to pay the principal balance of Twenty Three Thousand Six Hundred Thirty Three and 57/100 Dollars ($23,633.57), together with interest as provided therein and in accordance with the terms thereof, of a note, said note being secured by a Deed of Trust executed by Robert Orr, Jr. and wife, Susan B. Orr, to Richard D. Cahoy, Trustee, and of record in Book 4791, at page 71, Register's Office of Davidson County, (continued on reverse side)

Robert Orr, Jr. and wife, Susan B. Orr,
have this day bargained and sold, and do hereby transfer and convey unto the said Richard O. Royce and wife, Cameron P. Royce, their

(successors), heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 30 on the plan of West Meade Farms, Section 3, as of record in Book 1835, page 4, Register's Office for said County.

Said Lot No. 30 fronts 116 feet on the southerly side of Haverford Drive and runs back between lines 174.6 feet on the easterly line and 177.9 feet on the westerly line to a dead line in the rear which is a broken line, measuring 78 feet thereon.

Being the same property conveyed to Robert Orr, Jr. and wife, Susan B. Orr, by deed from Bruce E. Hammond and wife, Sue Hammond, of record in Book 4791, page 69, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 59,433.57

Subscribed and sworn to before me, this the 31st day of OCTOBER, 79

Affiant

My commission expires: 3-2-81 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 125 Haverford Drive, Nashville, TN, 37205
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Richard O. Royce and wife, Cameron P. Royce, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except as otherwise herein set out and of record.

We *further covenant and bind* ourselves, out *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 31st *day of* October *19*79*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X

X

22282 NSH 05

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Jerry R. Humphreys, *a Notary Public in and for said County and State,* Robert Orr, Jr. and wife, Susan B. Orr,

the within named 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 Nashville, *Tennessee this* 31st *day of* October, *1979*

Commission expires 2-2-81

JERRY R. HUMPHREYS

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 .....

(Continued from front side) Tennessee, to secure Mortgage Associates, Inc., a Georgia corporation, for the payment of the note in the original amount of $25,000.00, said note having been assiged to the Lomas & Nettleton Company, 3200 Pacific Avenue, Virginia Beech, Virginia,23451. Further, Richard O. Royce and wife, Cameron P. Royce have executed this day their note payable to Robert Orr, Jr. and wife, Susan B. Orr, Grantors, in the amount of Five Thousand Eight Hundred Dollars ($5,800.00), bearing simple interest on the unpaid principal at the rate of 10% per annum until paid, and payable in monthly installments of $123.25, due starting December 1, 1979, and payable on the first of every month thereafter for sixty months until all principal and interest are paid. Said note shall be secured by a second Deed of Trust, of even date herewith, from Richard O. Royce and wife, Cameron P. Royce, to Jerry Humphreys, Trustee, of record in Book _____, at page _____, Register's Office of Davidson County, Tennessee.

WARRANTY DEED

FROM
ROBERT ORR, JR. and wife,
SUSAN ORR

TO
RICHARD O. ROYCE and wife,
CAMERON P. ROYCE

F. 60841

RUSH

IDENTIF. REFERENCE

Nov 1 8 34 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5523 PAGE 23

RECEIVED OF _____

FOR _____

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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

59433.57- CO
154.44 CO TX
.50 PRFEE
6.00 WDEED
CHECK 160.94-
2569A11/01/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 60841

IDENTIF. REFERENCE

T

Nov 1 8 34 AM '79

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 722545