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4650 06/17 09.44- CHECK

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$31,930.96 William G. Ferrell, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th. DAY OF June, 19 80

Notary Public

MY COMMISSION EXPIRES: 7/19/81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William G. Ferrell, Jr. and wife, Dorothy A. Ferrell (NAME)	Mortgage Corporation of the South (NAME)	71-8
(STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 10726 (STREET ADDRESS)	167
(CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35202 (CITY) (STATE) (ZIP)	1202- 3550

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, Dennis W. Lancaster and wife, Theda C. Hagewood Lancaster

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William G. Ferrell, Jr. and wife, Dorothy A. Ferrell, as tenants by the entirety.

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:

Land in Davidson County, Tennessee being Lot No. 87 in the plan of Section I, Joywood Heights as of record in Book 1130, Page 91, Register's Office for said county, to which reference is hereby made for a more complete legal description.
Being the same property conveyed to Dennis W. Lancaster and Theda C. Hagewood by deed from Walter Daniel Cranford and Wife, Anita Smith Cranford of record in Book 5184, Page 751. said Register's office of Davidson County, Tennessee.

The escrow account and insurance to be transferred to Grantees.

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 and filed for record August 16, 1977, in the office of the recorder of deeds of Davidson, County, Tennessee, in Book 5184, Page 753, and note of even date thereby secured, in the original principal amount of $23,100.00, payable to Mortgage Corporation of the South, which debt the Grantee herein assumes and agrees to pay as part payment of the purchase price.
The grantee further hereby assumes the obligations of Dennis W. Lancaster and Theda C. Hagewood 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.

This conveyance is subject to any and all existing easements, restrictions, and set back lines of record.

Theda C. Hagewood and Theda C. Hagewood Lancaster are one and the same person.

This is unimproved ( ) improved (X) property, known as 542 Norton Avenue, Nashville, Tennessee 37207
(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 16th. day of June, 19 80

Dennis W. Lancaster

Theda C. Hagewood Lancaster

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dennis W. Lancaster and Theda C. Hagewood Lancaster

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, Tennessee, this 16th. day of June 19 80.

Commission expires 7/19/81

Grace M. Floyd
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

WARRANTY DEED

FROM

Dennis W. Lancaster and wife,

Theda C. Hagewood Lancaster

TO

William G. Ferrell, Jr. and Wife

Dorothy A. Ferrell

F 9 3 7 6 0

IDENTIF. REFERENCE

JUN 17 10 46 AM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

TITLE ESCROW INV.

File Box 24

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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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
			31930.96- CO	
			82.94 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 89.44-	
4650A06/17/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 9 3 7 6 0

T
IDENTIF. REFERENCE

JUN 17 10 46 AM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 763122