7740

BOOK 5641 PAGE 672 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$45,792.21 Richard Arrington
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF August 1980.

Gene Ns Floyd
Notary Public

MY COMMISSION EXPIRES: 7/9/80.

(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
Richard D. Arrington & wife, Susan L. Arrington (NAME)	Western Pacific Financial Corporation (NAME)	96-14
2820 Branwood Drive (STREET ADDRESS OR ROUTE NUMBER)	1201 E. Highland Avenue, Suite D (STREET ADDRESS)	22
Nashville, Tn. 38214 (CITY) (STATE) (P. O. ZIP)	San Bernardino, California 92404 (CITY) (STATE) (ZIP)	3DZ-60236

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, C. F. Shropshire, Jr. and wife, Teresa T. Shropshire

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard D. Arrington and wife, Susan L. Arrington, 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:

BEING Lot No. 112 on the Plan of Twin Lawn as of record in Book 2331, Page 9, Register's Office for Davidson County, Tennessee.

SAID Lot No. 112 fronts 69 feet on the northeasterly side of Branwood Drive and extends back 172.3 feet on the northwesterly line and 182.4 feet on the southeasterly line, to a line in the rear on which it measures 110 feet. Being the same Property conveyed to C. F. Shropshire, Jr. et ux by Book 5215, page 145, RODC.

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 October 20, 1977, and filed for record October 27, 1977, in the office of the recorder of deed of Davidson County, Tennessee, in Book 5215, page 147, and note of even date thereby secured, in the original principal amount of $31,500.00, payable to Western Pacific Financial Corporation, which debt the grantee herein assumes and agrees to pay as part payment of the purchase.

THE GRANTEE further hereby assumes the obligations of C. F. Shropshire, Jr. and wife, Teresa T. Shropshire 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.

Escrow Account and insurance to be transferred to Grantees.

THIS conveyance is made subject to restrictive covenants of record in Book 2338, page 511 and such easements and setback lines as shown on the Plan of record in Book 2331, page 9, said Register's Office.

unimproved ( ) This is improved (XX) property, known as 2820 Branwood Drive (House Number) (Street) Nashville, Tennessee 37214 (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 hand s this 22nd day of August, 1980

C. F. Shropshire, Jr.

Teresa T. Shropshire

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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 C. F. Shropshire, Jr. and Teresa T. Shropshire

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 22nd day of August 19 80

Commission expires 7/19/80

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
C. F. Shropshire, Jr. and wife,
Teresa T. Shropshire

TO
Richard D. Arrington and wife,
Susan L. Arrington

G 0 4 1 1 1

RUSH

IDENTIF. REFERENCE

AUG 25 10 27 AM '80

FELIX T. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

SEE BOOK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5641 PAGE 674

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

45792.21- CO
119.08 CO TX
.50 PRFE
6.00 WDEED
CHECK 125.58-
7740A08/25/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.O.4.1.1.1.

IDENTIF. REFERENCE

Aug 25 10 27 AM '80

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 775748