3642 11/10 84.24- CHECK

FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$29,915.04 Patricia L. Clark
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th. DAY OF November 19 80

Grace W. Lovell
Notary Public

MY COMMISSION EXPIRES: 7/19/81

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 NUMBER |
|---|---|---|
| Donald R. Forsythe and wife | Dobson & Johnson, Inc. | 148 14 |
| Judy D. Forsythe | (NAME) | |
| 3949 East Ridge Drive | Suite 1800, One Commerce Place | 7 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tenn. 37211 | Nashville, Tennessee 37239 | 5DU-47016 |
| (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | |

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, Donald Stanley and Karol Stanley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald R. Forsythe and wife, Judy D.Forsythe, 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. 156 on the Plan of Locustwood Subdivision, Section II, as of record in Book 2331, page 147, Register's Office for said County.

BEING the same property conveyed to Donald Stanley and wife, Karol Stanley by deed from George N. Lovell and wife, Dorothy N. Lovell of record in Book 4703, page 690, Register's Office for said County. Donald Stanley and Karol Stanley having since being divorced and the final decree filed October 24, 1980 at 8:05 A.M. in the Fourth Circuit Court for said County.

THIS conveyance is subject to Restrictive Covenants of record in Book 2601, page 452, said Register's Office.

THE Plan of record in Book 2331, page 147, said Register's Office, shows an Owner's Certificate, a 100 foot minimum building setback line from East Ridge Drive and a 10 foot easement for public utility purposes along the southerly & rear line(s) of said lot.

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 February 2, 1970 and filed for record February 17, 1970, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 4398, page 290, and note of even date thereby secured, in the original amount of $16,600.00, payable to Dobson & Johnson, Inc., which debt the grantee herein assumes and agrees to pay as part payment of the purchase price. The grantee furhter hereby assumes the obligations of Donald Stanley and wife, Karol Stanley 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 is unimproved (X) improved ( ) property, known as 3949 East Ridge Drive, Nashville, Tennessee 37211
(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 5th day of November, 19 80

Donald Stanley

Karol Stanley

STATE OF TENNESSEE
Davidson County

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

the 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 5th. day of November 1980

Commission expires 7/19/81

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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
Donald Stanley and Karol Stanley

TO
Donald R. Forsythe and wife,
Judy D. Forsythe

G 1.68 1.9

IDENTIF. REFERENCE

RUSH

Nov 10 3 46 PM '80

FELIX [illegible]
DAVIDSON COUNTY, TENN.

File Box 24

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR BOOK 5676 PAGE 410

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 29515.04- CO | |
| | | | 77.74 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 MORLD | |
| | | | CHECK | 84.24- |
| 3642A | 11/10/80 | BAL | | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61.68 19

IDENTIF. REFERENCE

Nov 10 3 46 PM '80

No. 791131