B687 12/08 95.94- CHECK

WARRANTY DEED

BOOK 5687 PAGE 435

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 34,413.01

x Michael Ross
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5 DAY OF Dec. 1980

Notary Public

MY COMMISSION EXPIRES: 10-20-84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM G. TRABER, ATTORNEY, 107 DONELSON PIKE, NASHVILLE, TENNESSEE 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL L. ROSS (NAME)	MERCANTILE MORTGAGE COMPANY (NAME)	71-12 286 a8
1509 Montgomery Ave (STREET ADDRESS OR ROUTE NUMBER)	P.O. BOX 14569 (STREET ADDRESS)	
Nashville TN. 37207 (CITY) (STATE) (P. O. ZIP)	ST. LOUIS, MISSOURI 63178 (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, BRUCE W. DURBIN AND WIFE, GRETA G. DURBIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL L. ROSS AND JANET L. SPRINGER

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. 7 ON THE MAP SHOWING T.I. WARD'S RE-SUBDIVISION OF CERTAIN LOTS IN WILLIAMS AND HAYES COMPANY'S BELLEVIEW PLAN, OF RECORD IN BOOK 974, PAGE 48, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 7 FRONTS 50 FEET ON THE EASTERLY SIDE OF MONTGOMERY STREET AND RUNS BACK BETWEEN PARALLEL LINES 200 FEET TO THE WEST LINE OF LOT NO. 60.

BEING THE SAME PROPERTY CONVEYED TO BRUCE W. DURBIN AND WIFE, GRETA G. DURBIN BY DEED FROM JAMES R. SMITH AND WIFE, PAMELA H. SMITH, AS OF RECORD IN BOOK 5538, PAGE 889, SAID REGISTER'S OFFICE.

THE GRANTEES HEREIN ASSUME AND PROMISE TO PAY AN OBLIGATION EVIDENCED BY AN INSTRUMENT OF RECORD IN BOOK 5391, PAGE 358, SAID REGISTER'S OFFICE.

THE ESCROW ACCOUNT AS IT RELATES TO THIS PROPERTY IS HEREBY TRANSFERRED TO THE GRANTEES, AS IS THE HAZARD INSURANCE.

unimproved ( )
This is improved (X) property, known as 1509 MONTGOMERY AVE., NASHVILLE, TN. 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 hand S this 5th day of DECEMBER, 19 80

Bruce W. Durbin
BRUCE W. DURBIN

Greta G. Durbin
GRETA G. DURBIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the State and County aforesaid, personally appeared BRUCE W. DURBIN AND WIFE, GRETA G. DURBIN with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 5 day of Dec. 1980

Notary Public

MY COMMISSION EXPIRES: 10-20-84

(AFFIX SEAL)

THE PARTIES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named BRUCE W. DURBIN AND WIFE, GRETA G. DURBIN

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, TN., this 15th day of DECEMBER, 1980

Helen A. Clark
Notary Public.

Commission Expires 10-21-84

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF
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 purpose 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

62070 4

IDENTIF. REFERENCE

Dec 8 1 34 PM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

MAIL TO:
William C. Tucker
P. O. Box 40955
Nashville, Tenn. 37214

WARRANTY DEED

FROM
BRUCE W. DURBIN ET UX

TO
MICHAEL L. ROSS ET AL

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Suzuin

Compliments of
Title Associates, Inc.

REPRESENTING
USLIFE TITLE INSURANCE
Company of New York

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 5687 PAGE 437

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
			34413.01- CO	
			69.44 CO TX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK	95.94-
			869741270070 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G20704

T

IDENTIF. REFERENCE

DEC 8 1 34 PM '80

FELIX Z. WILSON - REGISTER
DAVIDSON COUNTY, TENN.

No. 796016