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Bissell & Crawford
1100 L & C Tower

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
102-4-47	Mr/Mrs Elma R. Shanes	Churchill Mortgage Corp. 5775C Peachtree-Dunwoody Rd. Atlanta, Georgia 30342
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 60036001
8DA-41870	6524 Premier Drive	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest on a certain note dated November 18, 1977, in the original principal sum of $33,150.00, payable to Churchill Mortgage Corporation, according to the terms and conditions thereof, with interest as set forth therein, and being secured by a deed of trust executed by Phillip E. Mutchler and wife, Christine A. Mutchler, to Wm. R. Manning, Trustee, as of record in Book 5229, page 25, said debt having since been assigned to Biscayne Federal Savings & Loan Association by instrument of record in Book 5266, page 303,

PHILLIP E. MUTCHLER and wife, CHRISTINE A. MUTCHLER
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ELMA R. SHANES and wife, ISOLA C. SHANES

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, _____ State of Tennessee, described as follows:

Being Lot No. 749 on the Plan of Charlotte Park, Section 12, as of record in Book 2900, page 127.

Said Lot No. 749 fronts 80.0 feet on the northwesterly margin of Premier Drive and runs back between lines measuring 139.4 feet on the northeasterly line and 140.2 feet on the southwesterly line, to a dead line measuring 80.0 feet thereon.

Being the same property conveyed to Phillip E. Mutchler and wife, Christine A. Mutchler, by deed from Larry W. Kimbley and wife, Constance M. Kimbley, as of record in Book 5229, page 23.

This conveyance is made subject to restrictions of record in Book 3160, page 586.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. , Except as shown above and 1981 taxes which Grantees assume and agree to pay.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 26th day of February , 1981.

Phillip E. Mutchler
Phillip E. Mutchler
Atty. in Fact for the said Christine A. Mutchler by Power of Attorney being recorded simultaneously herewith.

Christine A. Mutchler
Christine A. Mutchler
By: Phillip E. Mutchler
Phillip E. Mutchler, Atty. In Fact

2712 2/27/81 -64- 1 REC K

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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On this 26th day of February, 1981, before me personally appeared Rev. Phillip E. Mutchler, to me known to be the person who executed the foregoing instrument for the purposes therein contained and who executed the foregoing instrument in behalf of Christine A. Mutchler, and acknowledged that he executed the same as the free act and deed of the said Christine E. Mutchler.

Witness my hand and official seal at Nashville, Tennessee.

Mary Ann Selley
Notary Public

My Commission expires: 4-18-82

COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

_____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____,

this the _____ day of _____, 19____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 48,900.00

E R Shanes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February 19 81

MY COMMISSION EXPIRES 4-18-82 (AFFIX SEAL)

Mary Ann Selley
Notary Public

WARRANTY DEED

FROM

PHILLIP E. MUTCHLER AND WIFE

TO

ELMA R. SHANES AND WIFE

G 3 1 1 0 2

IDENTIF. REFERENCE

FEB 27 2 07 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires: _____

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

48900.00- CO
127.14 CO TX
.50 PRFEE
6.00 WDELD
CHECK 133.64-
2143A02/27/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 3 1 1 0 2

IDENTIF. REFERENCE

FEB 27 2 07 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 808951