THIS INSTRUMENT PREPARED BY James E. Newman, Atty., 5384 Fredericksburg Dr.

4663 08/26 122.40- CHECK

BOOK 5787 PAGE 559

WARRANTY DEED FORM 20 (REV. 4-69) Ambrose-Nashville

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,

~~Dollars,~~

91-15-55 KS

IDENTIFICATION REFERENCE

Aug 26 8 00 AM '81

FEE $ PAID IN REGISTER DAVIDSON COUNTY, TENN.

USA

we, Austin Glenn Tomes et ux Lavonda Cheryl Davis Tomes (being one and the same as Lavonda Cheryl Davis), hereinafter called the Grantors,

have bargained and sold, and by these presents do transfer and convey unto the said

Stephen P. C. Port et ux Margarita S. Port, hereinafter called the Grantees, their

heirs and assigns. a certain tract or parcel of land in Davidson **County, State of Tennessee, as follows:**

Land in Davidson County, Tennessee, being the northwest part of Block 13 on the map of the Realty Savings Bank and Trust Company's revised plan of the west extension of the Charlotte Park Company's first addition, as of record in Book 421, page 18, Register's Office for Davidson County, Tennessee.

Said part of said block fronts 75 feet on the southerly side of Elkins Avenue and runs back between lines, 181.6 feet on the east line and 182 feet on the west line, along the east margin of Richland Avenue, to an alley, on which it measures 71.3 feet.

Being the same property conveyed to Austin Glenn Tomes and Lavonda Cheryl Davis, of record in Book 5566, page 448, Register's Office, Davidson County, Tennessee.

Street address of subject property: 5313 Elkins Avenue, Nashville, Tennessee.

Buyer
Stephen P.C. Portesty
5313 Elkins Ave
Nashville. Tenn

Jay Bills.
Mercantile Mtg Co
P O Box 14567,
St Louis, Mo
63178

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 unincumbered, except: Mercantile Mortgage Company Loan No. 024999-7 which the Grantees assume as part of the purchase price.

And we do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to said land to the said heirs and assigns, against the lawful claims of all persons whomsoever. ~~A lien is expressly retained upon the property herein conveyed to secure all the deferred payments of purchase money.~~

Witness our hands, this 25th day of August, 1981

Austin Glenn Tomes

Lavonda Cheryl Davis Tomes

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC.

BOOK 5787 PAGE 561

STATE OF TENNESSEE COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 43,485.11....., which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Austin Glenn Tomes
Affiant

Subscribed and sworn to before me, this the 25th day of August, 1981.

Marian C. Newman
Notary Public
Marian C. Newman

My commission expires July 17, 1983

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE COUNTY

Personally appeared before me, Marian C. Newman, a Notary Public in and for said County and State, the within named Austin Glenn Tomes et ux Lavonda Cheryl Davis Tomes

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 25th day of August, 1981.

My Commission Expires July 17, 1983

Marian C. Newman
Notary Public

STATE OF TENNESSEE, ...COUNTY.

Register's Office, ..., 19....

I, ..., Register of said County, do certify that the foregoing Deed and Certificate are registered in said office, in Book No....., page.....; that they were received....., 19...., at.....o'clock....M., and entered in Note Book ....., Page.....

.....

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5787 PAGE 562

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
			43485.11- CO 113.10 CO TX .50 PRFEE 5.00 NOFEE CHECK 12P.50- 4803A08/26/81 SAL .05	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 5 7 2 3 3

IDENTIF. REFERENCE

AUG 26 8 00 AM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 840301