# WARRANTY DEED

BOOK 5839 PAGE 129

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $54,058.73

John "B" Clopton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JANUARY, 1982

Bessie Mae Clopton
Notary Public

MY COMMISSION EXPIRES: OCT 29 1985

(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 |
|---|---|---|
| J & B INVESTMENTS (NAME) | COMMERCE UNION BANK (NAME) | 150-11 |
| 532 ST. PAUL DRIVE (STREET ADDRESS OR ROUTE NUMBER) | P.O. BOX 2546 (STREET ADDRESS) | 52 |
| HERMITAGE, TN. 37076 (CITY) (STATE) (P. O. ZIP) | NASHVILLE, TN. 37219 (CITY) (STATE) (ZIP) | 2D 70475 |

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, RAMON OLIVAS, JR. AND WIFE, MITTIE C. OLIVAS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J & B INVESTMENTS, BESS CLOPTON AND JOHN B. CLOPTON

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. 115 ON THE PLAN OF TOWNE VILLAGE OF THE COUNTRY, SECTION II AS OF RECORD IN BOOK 5200, PAGES 176 AND 177, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 115 FRONTS 55.37 FEET ON THE NORTHEASTERLY MARGIN OF TOWNE RIDGE DRIVE AND EXTENDS BACK 150.26 FEET ON THE SOUTHEASTERLY LINE AND 141.72 FEET ON THE NORTHWESTERLY LINE TO A DEAD LINE IN THE REAR MEASURING 102.13 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO RAMON OLIVAS, JR. AND WIFE, MITTIE C. OLIVAS BY DEED FROM RANDALL PHILLIPS BUILDERS, INC., AS OF RECORD IN BOOK 5646, PAGE 256, SAID REGISTER'S OFFICE.

THE GRANTEES HEREIN ASSUME AND PROMISE TO PAY AN OBLIGATION EVIDENCED BY AN INSTRUMENT OF RECORD IN FAVOR OF COMMERCE UNION BANK, 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 (XX) property, known as 3316 TOWNE RIDGE DRIVE, ANTIOCH, TENNESSEE 37013
(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 JANUARY, 19 82

Ramon Olivas Jr. — Diane E. Williams BY POWER of ATTY. — Mittie C. Olivas

RAMON OLIVAS, JR. — MITTIE C. OLIVAS

BOOK 5839 PAGE 130

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 RAMON OLIVAS, JR. AND WIFE, MITTIE C. OLIVAS

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 5-TH day of JANUARY, 19 82

Bessie Marie Clopton Notary Public.

Commission Expires OCT 20, 1985

BESSIE MARIE CLOPTON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF
County

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

6452 01/DR 147.96 CHECK

RUSH

G. 7 4 6 5 5

IDENTIF. REFERENCE

JAN 8 12 19 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
RAMON OLIVAS ET UX

TO
J & B INVESTMENTS

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seizin

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**

RECEIVED OF _____

FOR _____ BOOK 5839 PAGE 131

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

54038.73- CO
140.66 CO TX
.50 PRFEE
6.00 MDEED
CHECK 147.16
645240 1/08/82 BAL .50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 7 4 6 5 5

IDENTIF. REFERENCE

JAN 8 12 19 PM '82

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 861226