BOOK 5869 PAGE 395

STATE OF TENNESSEE }
COUNTY OF }

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

$60,527.53 Joseph M. Ross
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF April 19 82.

Notary Public

MY COMMISSION EXPIRES: 1-31-85

Mail

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, SUITE 100, 325 PLUS PARK BLVD., NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph M. Ross etux (NAME)	Shearson American Express Corp. (NAME)	3D-85600
791 Fitzpatrick Road (STREET ADDRESS OR ROUTE NUMBER)	1201 E. Highland Avenue, Suite D (STREET ADDRESS)	96-16
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	San Bernardino, CA 92404 (CITY) (STATE) (ZIP)	125

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, Dallas C. Magner and wife, Mary Jane Magner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph M. Ross and wife, Dorothy A. Ross

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. 12 on the Plan of Larchwood Subdivision, Section 2, of record in Book 5200, pages 57, 58 and 59, Register's Office for Davidson County, Tennessee, which plat reference is hereby made for a more detailed description of said lot.

BEING the same property conveyed to Dallas C. Magner and wife, Mary Jane Magner by deed from Frank C. Batson and wife, Judy W. Batson, of record in Book 5713, page 451, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 5622, page 742, Register's Office for said County, payable to Western Pacific Financial Corporation. The escrow account in connection with said loan, if any, is hereby transferred to the Grantees herein.

THIS conveyance is subject to restrictive covenants of record in Book 5479, page 443; Book 5681, page 532, Register's Office for said County, and all existing easements and building lines of record.

This is unimproved ( ) improved (XX) property, known as 791 Fitzpatrick Road (House Number) (Street) Nashville, TN 37214 (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 2nd day of April, 19 82

DALLAS C. MAGNER: Dallas C. Magner

MARY JANE MAGNER: Mary Jane Magner

STATE OF TENNESSEE }
COUNTY OF DAVIDSON

BOOK 5869 PAGE 396

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dallas C. Magner and wife, Mary Jane Magner

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 2nd day of March 1982

Commission expires 1-21-85

Notary Public

STATE OF TENNESSEE }

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
DALLAS C. MAGNER AND WIFE,
MARY JANE MAGNER

TO
JOSEPH M. ROSS AND WIFE,
DOROTHY A. ROSS

G 8 5 8 2 0

IDENTIF. REFERENCE

APR 5 8 26 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Return to:
LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

04/05 163.80- CHECK

237

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5869 PAGE 397

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
			60527.53- CO	
			157.30 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 163.80-	
			0237A04/05/82 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 8.5 8 2 0

IDENTIF. T REFERENCE

APR 5 8 26 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 874450