OFFICIAL RECEIPT

2078

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
George E. Mudter Jr., Atty.
254 Highlands Bldg.
Nashville, Tennessee 37027

BOOK 5906 PAGE 415

6080

07/30/82-0047

CHECK

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr/Ms. Donald W. Comstock (NAME)	new owner (NAME)	105-10
P. O. Box 312 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	215
Brentwood, TN 37027 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	16W-18010

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,

WILLIAM C. EARLS a single man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DONALD W. COMSTOCK and wife MARGARET F. COMSTOCK

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 37 on the Plan of C. S. Caldwell's Roycroft Addition, as of record in Plat Book 332, page 37, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to William C. Earls, unmarried by deed from Frances Rebecca Hurt Smith of record in Book 5815, page 47, said Register's Office.

This conveyance is made subject to: (1) 1982 Taxes which have been prorated and assumed by the Buyers; (2) Restrictions of record in Book 658, page 585; and (3) All matters appearing on the Plan of record in Book 332, page 37, said Register's Office.

As part of the consideration for this transfer, the grantees herein assume and agree to pay, the principal balance now due, plus future interest, on a certain note, dated November 3, 1981, in the original principal sum of $38,500.00, payable to Frances Rebecca Hurt Smith, in monthly installments, including interest as set forth in said note, and being secured by a installment deed of record in Book 5815, page 47, said Register's Office.

G.9.R.3.02

IDENTIF. REFERENCE

JUL 2 2 50 PM '82

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 762 Roycroft Place, Nashville, TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 30th day of June, 19 82.

William C. Earls

WILLIAM C. EARLS

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William C. Earls the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of June, 19 82.

My commission expires 4-17-83 Notary Public Arleen D. Lea

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____, 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 _____.

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,455.75

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June 19 82

MY COMMISSION EXPIRES: 4-17-83 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM

WILLIAM C. EARLS

TO

DONALD W. COMSTOCK and

wife, MARGARET F. COMSTOCK

FILE BOX 38

First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5906 PAGE 417

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
			42455.75- CO	
			110.50 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 117.00-	
			6080A07/02/82 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.S. 8.3 0 2.

IDENTIF. REFERENCE

JUL 2 2 50 PM '82

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 889695