75-8-57 K8

Send Tax Bills To

James M. Bishop

713 Albany Drive, Hermitage TN 37076

This Instrument Prepared By

Joel K. Walker

WALKER, RICHERT & GOODMAN
Attorneys at Law

THIS DEED OF CONVEYANCE executed and delivered by JAMES GRAY PADFIELD, SR. and wife, CAROLYN W. PADFIELD, hereinafter called the Grantors, to JAMES M. BISHOP and wife, EMILY M. BISHOP, as tenants by the entirety, hereinafter called the Grantees;

BOOK 5918 PAGE 622

W I T N E S S E T H :

That for and in consideration of the sum of TWENTY ONE THOUSAND ($21,000) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, as hereinafter set forth and described, the Grantors have this day bargained and sold, and do by these presents hereby sell, transfer and convey unto the said Grantees, survivor and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 262, Tulip Grove, Section 4, of record in Book 4175, page 12, Register's Office for said County.

SAID Lot No. 262 fronts 80.00 feet on the northeasterly side of Albany Drive and extends back 161.29 feet on the northwesterly line and 160.86 feet on the southeasterly line to a dead line at the rear measuring 80.0 feet thereon.

BEING the same property as that conveyed to James Gray Padfield, Sr. and wife, Carolyn W. Padfield, by deed from Vicki E. Ramey and husband, Thomas R. Ramey, dated December 18, 1981, and appearing of record in Book 5832, Page 664, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Restrictive Covenants of record in Book 4228, Page 457, said Register's Office.

The Plan of record in Book 4175, Page 12, said Register's Office, shows an Owner's Certificate, a 30 foot minimum building setback line from Albany Drive and a 10-foot easement for public utility and drainage purposes along the rear line(s) of said lot and a 5 foot easement for public utility and drainage along the northwestwardly line of Lot No. 262. There is a 2.5 X 25 foot utility anchor easement located on the southeasterly corner of said lot.

It is understood and agreed that all right, title and interest in and to the escrow account is hereby transferred from the Grantors to the Grantees.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantees, survivor and assigns, forever.

The Grantors covenant with the Grantees, survivor and assigns, that they are lawfully seized and possessed of said property, have a good and perfect right to convey same, and that said property is unencumbered, except as hereinafter set forth and described.

The Grantors further covenant with the Grantees that they will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

OF THE CONSIDERATION aforesaid, the Grantees herein assume and agree to pay, according to the terms and conditions thereunder, the present unpaid balance of a certain promissory note to Southeast Mortgage Corporation, in the original principal amount of $43,250.00, dated March 24, 1979, secured by a Deed of Trust, recorded on March 29, 1979, in Book 5128, Page 693, Register's Office for Davidson County, Tennessee, to which record reference is here made for and full and complete description of said note.

OF THE FURTHER CONSIDERATION AFORESAID, the Grantees herein assume and agree to pay, according to the terms and conditions thereunder, the present unpaid balance of a certain promissory note executed by James Gray Padfield, Sr. and wife, Carolyn W. Padfield, payable to AmSouth Financial Corporation, in the original amount of $12,901.56, dated December 18, 1981, secured by a Deed of Trust to D. W. McMackin, Trustee, appearing of record in Book 5832, Page 677, Register's Office for Davidson County, Tennessee.

IN TESTIMONY WHEREOF, the Grantors have hereunto set their signatures, this the 30TH day of JULY, 1982.

James Gray Padfield, Sr.
JAMES GRAY PADFIELD, SR.

Carolyn W. Padfield
CAROLYN W. PADFIELD

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STATE OF TENNESSEE)

COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES GRAY PADFIELD, SR. and wife, CAROLYN W. PADFIELD, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the foregoing Deed Instrument for the purposes and considerations therein.

WITNESS my hand and official seal of office, this the 30th day of July, 1982.

NOTARY PUBLIC

My commission expires: 12-5-84

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is $69,391.28, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN to before me, this the 30th day of July, 1982.

NOTARY PUBLIC ~~OR REGISTER~~

My commission expires 12-5-84

H 02 1-7 G

IDENTIF. REFERENCE

AUG 2 11 36 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5918 PAGE 625

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
			65391.27- CO	
			180.44 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 189.94-	
			D6EA08/02/82 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 0 2 1 7 6

IDENTIF. REFERENCE

AUG 2 11 36 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 894499