H.02621

IDENTIF. REFERENCE

AUG 4 10 52 AM '82

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

BOOK 5919 PAGE 946

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,900.00

Thomas P. Baletti
Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attys. 20th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THOMAS P. BALETTI, et ux	LUMBERMAN'S Investment Co.	
(NAME)	(NAME)	
105 Bowling Avenue	P. O. Box 40	104-5
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37205	Austin Texas 78767	350
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, CHARLES MICHAEL CURRIE and wife, VICKI LYNN CURRIE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS P. BALETTI and wife, MARIE BALETTI,

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:

LAND in Davidson County, Tennessee, being Lot No. 324 on the Map of Richland Realty Company's First Addition to Subdivision "B" as of record in Book 332, page 174, Register's Office for said County.

SAID Lot 324 fronts 50 feet on the west side of Bowling Avenue and runs back between parallel lines 210 feet to an alley.

BEING the same property conveyed to Charles Michael Currie and wife, Vicki Lynn Currie, by deed from Nader Baydoun and wife, Barbara Baydoun, of record in Book 5728, page 155, Register's Office for Davidson County, Tennessee.

IT IS agreed and understood that part of the consideration for this transaction is the assumption of the debt in favor of Security Federal Savings and Loan Association which is secured by a Deed of Trust of record in Book 5728, page 158, and further it is agreed and understood that the prior named mortgage is a Wrap-A-Round Mortgage encompassing the debt to Lumbermen's Investment Company as secured by a Deed of Trust in Book 4998, page 458, and that the escrow account with both loans are now the property of the Grantees.

This is unimproved ( ) improved (X) property, known as 105 Bowling Avenue, Nashville, Tennessee 37205
(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 30th day of July, 19 82

Charles Michael Currie
CHARLES MICHAEL CURRIE

Vicki Lynn Currie
VICKI LYNN CURRIE

STATE OF TENNESSEE
Davidson County

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THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named CHARLES MICHAEL CURRIE and wife, VICKI LYNN CURRIE,

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 30th day of July, 19 82.

Commission expires 4-11-87

Notary Public

STATE OF TENNESSEE
Davidson County

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

TO

PREPARED BY:

SATURN & MAZER, Attorneys
20th Floor
First American Center
Nashville, Tennessee 37238

Phone: 259-3666

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

RECEIVED OF _____

FOR BOOK 5919 PAGE 948

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
			68900.00-	CO
			179.14	CO TX
			.50	PRFEE
			6.00	WDEED
				CHECK 185.64-
			1575A08/04/82	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 0 2 6 2 1

IDENTIF. REFERENCE

Aug 4 10 52 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 894990