Full 30

467 11/17 [illegible] OFFICE

H 17.7.30

IDENTIF. REFERENCE

Nov 17 10 56 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } BOOK 5965 PAGE 582

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 31,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF November, 19 82.

Notary Public

MY COMMISSION EXPIRES: January 19, 1986

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY SOUTHEAST TITLE

Realtors Building 306 Gay Street Suite 203 Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SCOTT GERMAIN (NAME)	THIRD NATIONAL MORTGAGE COMPANY (NAME)	Map 94/2
1610 Long Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2628 (STREET ADDRESS)	Par 18
Nashville, Tennessee 37206 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	23W 2360

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, CHRISTINE GLADYS HORNER by JOANN H. CLARK, Attorney in Fact

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SCOTT GERMAIN and wife, DEBRA A. GERMAIN

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. 217 on the Plan of Edgefield Land Company's First Subdivision, to East Nashville, as of record in Book 57, page 130, Register's Office for Davidson County, Tennessee.

Said No. 217 fronts 50 feet on the southerly side of Long Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Clyde James Horner and wife, Christine Gladys Horner by deed from Jim Neely and wife, Evelyn Neely, of record in Book 2594, page 285, Register's Office for Davidson County, Tennessee.
Clyde James Horner, now being deceased.

This conveyance is subject to taxes for the year 1983 and subsequent years.

This is unimproved ( ) improved (X) property, known as 1610 Long Avenue, (House Number) (Street) Nashville, (P. O. Address) Tennessee (City or Town) 37206 (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 my hand this 17th day of November, 19 82

Joann H. Clark

Christine Gladys Horner by Joann H. Clark, Attorney in Fact

STATE OF TENNESSEE
Davidson County

BOOK 5965 PAGE 583

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christine Gladys Horner by Joann H. Clark, Attorney-in-Fact.

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17th day of November 19 82.

Commission expires January 19, 1986

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 (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

CHRISTINE GLADYS HORNER by

JOANN H. CLARK, Attorney in Fact

TO

SCOTT GERMAIN and wife,

DEBRA A. GERMAIN

SOUTHEAST TITLE
OF TENNESSEE, INC.
Realtors Building
306 Gay Street Suite 203
Nashville, Tennessee 37201

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5965 PAGE 584

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
			31500.00- CO	
			61.90 CO TX	
			.50 PRFEE	
			8.00 WDEED	
			CHECK	33.40-
0467A 11/17/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 1 7 7 3 0

IDENTIF. T. REFERENCE

NOV 17 10 56 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 910916