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5320

H29534

RUSH

IDENTIF. REFERENCE

FEB 4 9 16 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,365.45

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF February, 19 83

Notary Public

MY COMMISSION EXPIRES: April 17, 1985

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM B. BRUCE, Attorney at Law, 1610 Parkway Towers, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ERNEST M. SUTTON, SR. (NAME)	Genstar Mortgage Company (NAME)	95-12-19
2725 Hibbitts Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2080 (STREET ADDRESS)	3DZ 08920
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Glendale, CA 91209 (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~~ I, DONALD C. BIVENS

HEREINAFTER CALLED THE GRANTOR~~S~~ HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ERNEST M. SUTTON, SR., unmarried

HEREINAFTER CALLED THE GRANTEE~~S~~ HIS 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. 88 on the Plan of Woodberry Park, as of record in Book 2133, pages 117 - 119, Register's Office for said County, to which plan reference is here made for a more particular description of said lot.

BEING the same property conveyed to Donald C. Bivens, by deed from Richard J. Wehmeyer and wife, Kathy M. Wehmeyer, of record in Book 5410, page 603, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 2527 Hibbitts Road, Nashville, TN 37214
(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 3rd day of February, 19 83

Donald C Bivens
DONALD C. BIVENS

Judith Ann Bivens
JUDITH ANN BIVENS

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, William Bruce, a Notary Public in and for said County and State, the within named DONALD C. BIVENS and wife, JUDITH ANN BIVENS

the bargainors, 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 3rd day of February 1983.

Commission expires April 17, 1983

William Bruce
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
DONALD C. BIVENS

TO
ERNEST M. SUTTON, SR.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

RECEIVED OF _____

FOR _____ BOOK 6002 PAGE 376

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
			47365.45- CO	
			123.24 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	129.74-
			5320ALC2/04/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H29534

IDENTIF. REFERENCE

FEB 4 9 16 AM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 927542