BOOK 6003 PG 905 B0424

FORM NO. WB-1

H 3 0 1 0 0

IDENTIF. REFERENCE

FEB 8 9 07 AM '83

REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

46,500.00 Denise M. Higgins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF FEBRUARY 1983.

Notary Public

MY COMMISSION EXPIRES: 10-20-85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Denise M. Higgins (NAME)	Union Modern Mortgage Corporation (NAME)	
2007-A Ashwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Drawer 3318 (STREET ADDRESS)	
Nashville, TN. 37212 (CITY) (STATE) (P. O. ZIP)	Little Rock, AR. 72203 (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, SCW, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Denise M. Higgins and J. Terry Higgins, Jr. and Janice L. Higgins

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:

A certain condominium apartment in Davidson County, Tennessee, described as follows:

Unit 5 in a Horizontal Property Regime as shown on the Plan of Ashwood Court Townhomes, as of record in Plat Book 5200, Page 436, Register's Office, Davidson County, Tennessee.

BEING part of the same property conveyed to SCW, Inc. by deed from Charles B. Smith, H. James Crecraft, Charles Corbin, Jr., Frank W. Stevens, Frank B. Neiswender, and Kent Kyger, of record in Book 5867, Page 743, said Register's Office.

THIS conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act, as set out in Sec. 64-2701 et seq. of the Tennessee Code Annotated and the By-Laws for the administration thereof; all restrictions, easements, etc., rights and interest in favor of other unit owners; options, burdens, assessments and undertakings etc. contained in Master Deed of record in Book 5932, Page 778, said Register's Office.

THIS conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved (XX) property, known as 2007-A Ashwood Avenue (House Number) (Street) Nashville, TN. 37212 (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 my hand this 4TH day of FEBRUARY, 1983

SCW, Inc. by: Steve C. Wallace, President

STATE OF TENNESSEE
Davidson County

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Personally appeared before me _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me the undersigned _____, a Notary Public within and for the State and County aforesaid, personally appeared Steve Wallace C.

~~and~~ _____ with whom I am personally acquainted and who upon (~~his oath~~) acknowledged (himself) to be the President

~~and~~ _____ respectively of the SCW, Inc.

the within named bargainor, a corporation, and that (he) as such President

~~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 Steve Wallace C.

as such President, and attesting the same by the said _____

~~and~~ _____

Witness my hand and official seal at office at Nashville, Tennessee on this the 4th day of February, 19 83

My commission expires 10-20-83

Notary Public

WARRANTY DEED

FROM
SCW, Inc.

TO
Denise A. Higgins

Title Esc 36

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

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

RECEIVED OF _____

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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
			46500.00- CO	
			120.90 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 127.40-	
			60L2A02/08/89 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 30 1.00

IDENTIF. REFERENCE

FEB 8 9 57 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 928205