Prepared by: Donald R. O'Guin, Sr.
2204 Lebanon Road
Nashville, Tenn. 37214

# WARRANTY DEED

BOOK 6008 PAGE 357

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| American Realty & Investment Corp. (NAME) | Union Planters National Bank (NAME) | Map 59-10 |
| 2204 Lebanon Road (STREET ADDRESS OR ROUTE NUMBER) | P.O. Box 2121 (STREET ADDRESS) | Parcel 241 |
| Nashville (CITY) Tenn. (STATE) 37214 (ZIP) | Memphis, Tenn. 38159 (CITY) (STATE) (ZIP) | Field Book# 13DA-35345 |

*FOR AND IN CONSIDERATION of the sum of* $10.00

Ten and 00/100 ---------- *Dollars,*

Cash paid by American Realty & Investment Corporation and other goods and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said grantees of a note secured by a Deed of Trust to Tennessee Housing Development Agency. Recorded in book 5614, page 795, R.O.D.C.

We, Benjamin T. Easley, Jocelyn O. Easley, and Louis A. Easley

*have this day bargained and sold, and do hereby transfer and convey unto the said* American Realty & Investment Corporation

its *the Grantees herein, their (successors), heirs and assigns,*

*certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot 586, on the Plan of Haynes Manor, Section 5, of record in Book 4460, page 35, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Louis A. Easley, Benjamin T. Easley, and Jocelyn O. Easley by deed from George Willis and wife, Norma Willis and Ed Culver and wife, Avolyn P. Culver of record in Book 5614 , Page 792 , Register's Office for Davidson County, Tennessee.

Property Address: 3867 Crouch Drive
Nashville, Tennessee
37207

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 32,250.00

Subscribed and sworn to before me, this the 9th day of February 19 83

My commission expires: 4-20-1986 (Affix Seal)

Affiant: Pres. American Realty & Investment Corp.

Notary Public

This is unimproved ( ) improved (X) property, known as 3867 (House Number) Crouch Drive (Street) Nashville, Tennessee 37207 P.O. Address: (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever, and that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

*We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.*

*Whenever 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 hands this* 9th *day of* February 19 83 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Louis Easley

Benjamin T. Easley

Jocelyn O. Easley

02/17 90

7897

BOOK 6008 PAGE 358

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Donald R. O'Guin Sr., *a Notary Public in and for said County and State,* Benjamin T. Easley, Jocelyn O. Easley, and Louis A. Easley

*the within named 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, Tenn. *this* 9th *day of* February, *19*83.

Donald R. O'Guin Sr. *Notary Public*

DONALD R. O'GUIN SR. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

*Commission expires* 4-20-1986

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Before me,* ....., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... .....*of the* ....., *the within named bargainor, a corporation, and that* ....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

*Witness my hand and seal, at office in* ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

*Commission expires* .....

**WARRANTY DEED**

FROM
Benjamin T. Easley
Jocelyn O. Easley
Louis A. Easley

TO

American Realty & Investment
Corporation

RUSH

Compliments of
**Chicago Title Insurance Company**
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

FELIX Z. WILSON III, REGISTER
DAVIDSON COUNTY, TN
FEB 17 | 59 PM '83

IDENTIF. REFERENCE

H 3.1.6.2.8

# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR BOOK 6008 PAGE 359

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

32250.34- CO
83.98 CO TX
.50 PRFEE
6.00 WDEED
CHECK 90.48-
7697A02/17/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3: 1: 6: 2: 8

IDENTIF. REFERENCE

FEB 17 1 59 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 930035