BOOK 6011 PAGE 319

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,137.54

X _____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF February, 19 83

_____ Notary Public

MY COMMISSION EXPIRES: 10-19-86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DELTA TITLE COMPANY, 311 International Plaza, Nashville, Tn. 37217
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Frank Jordan, III (NAME) | ENGEL MORTGAGE COMPANY (NAME) | 71-3-145 |
| 3211 Healy Drive (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 847 (STREET ADDRESS) | 12DZ 4950 |
| Nashville, Tn. 37207 (CITY) (STATE) (P. O. ZIP) | Birmingham, Alabama 35201 (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, GARY NELSON, unmarried, RUFFNER SIMMONS and wife ELSIE G. SIMMONS and STEPHEN R. JOSLEYN and wife PHYLLIS E. JOSLEYN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frank Jordan, III

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 the southerly 70 feet of Lots Nos. 155 and 156 on the Plan of J. B. Haynies Oriental Plan, of record in Book 161, pages 26 and 27, Register's Office for said County.

SAID part of Lot No. 155 fronts 70 feet on the easterly side of Sultana Avenue and together with part of Lot No. 156 extends back between parallel lines with the northerly margin of an alley, 200 feet to the westerly line of Lot No. 157.

BEING the same property conveyed to Gary Nelson, Ruffner Simmons, and Stephen R. Josleyn, by deed from June Meadows, unmarried of record in Book 5830, page 939, Register's Office for Davidson County, Tennessee.

The said Elsie G. Simmons, wife of Ruffner Simmons, and Phyllis E. Josleyn, wife of Stephen R. Josleyn, join in this conveyance to release any and all marital rights and interests they may have in the above described property.

This conveyance is subject to a Deed of Trust dated March 4, 1982 in the original principal sum of $44,200.00 to secure to National Mortgage Company as recorded in Book 5859, page 114, Register's Office for Davidson County, Tennessee. Grantee herein assumes and agrees to pay said Deed of Trust along with assuming the escrow account of said Deed of Trust. Said Deed of Trust of record in Book 5859, page 114, has now been assigned to Engel Mortgage Company.

This is (X) unimproved ( ) improved property, known as 138 Sultana Avenue, Nashville, Tennessee 37207
(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 & this 24th day of February 19 83

X _____ _____ _____
GARY NELSON RUFFNER SIMMONS STEPHEN R. JOSLEYN

X _____ _____
ELSIE G. SIMMONS PHYLLIS E. JOSLEYN

STATE OF TENNESSEE
DAVIDSON County

BOOK 6011 PAGE 320

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary Nelson, Ruffner Simmons and wife Elsie G. Simmons, Stephen R. Josleyn and wife Phyllis E. Josleyn,

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 24th day of February, 19 83

Commission expires 10-19-86

Notary Public

STATE OF TENNESSEE
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

9218 02/25 123 FEE CHECK

STATE OF TENNESSEE
COUNTY OF DAVIDSON
FEB 25 9 38 AM '83
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

TO

Delta Title Company
Titles Guaranteed
1100 Kermit Drive • Suite 100
NASHVILLE, TENNESSEE 37217

MAIL TAX BILL TO

IDENTIF. REFERENCE

H 3 2 7 5 8

# OFFICIAL RECEIPT

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

RECEIVED OF BOOK 6011 PAGE 321

FOR

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 |
|---|---|---|---|---|
| | | | 45137.54- | CO |
| | | | 117.26 | CO TX |
| | | | .50 | PRFEE |
| | | | 6.00 | WDEED |
| | | | | CHECK 123.76- |
| | | | 9218A02/25/83 | BAL .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3 2 7 5 8

T
IDENTIF. REFERENCE

FEB 25 9 38 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 931314