OFFICIAL RECORD

BOOK 5067 PAGE 424

STATE OF TENNESSEE }
COUNTY OF }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,257.35

Terry L. Charlton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF May, 19 83

Notary Public

MY COMMISSION EXPIRES 11-9-83

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE UNION STREET, CORNER OF FIRST AND UNION, NASHVILLE, TN. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Terry L. Charlton et ux (NAME)	Sherson/American Express Mtg. (NAME)	119-6
71 Peachtree St. (STREET ADDRESS OR ROUTE NUMBER)	1201 E. Highland Ave., Suite D (STREET ADDRESS)	145
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	San Bernardino, Cal. 92404 (CITY) (STATE) (ZIP)	6DA 14972

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, Roger D. Clapp and wife, Julie M. Robinson Clapp

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terry L. Charlton et ux Mary C. Charlton

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. 78 on the Plan of Sterling Heights, Section 3, of record in Book 1424, page 113, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Roger D. Clapp and Julie M. Robinson by deed from David B. Dutton and wife, Sheila F. Dutton of record in Book 5520, page 986, Register's Office for Davidson County, Tennessee, the said Julie M. Robinson now known as Julie M. Robinson Clapp.

This conveyance is subject to restrictions and easements of record in the Register's Office for Davidson County, Tennessee.

This is ( ) unimproved (XX) improved property, known as 71 Peachtree St., Nashville, Tenn. 37211
(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 25th day of May, 19 83

Roger D. Clapp

Julie M. Robinson Clapp

STATE OF TENNESSEE }
County of Davidson }

BOOK 6067 PAGE 425

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roger D. Clapp and wife, Julie M. Robinson Clapp

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 25th day of May 1983

Commission expires 11-9-83

Notary Public

STATE OF TENNESSEE }

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) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) 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

TO

H 5.1270

IDENTIF. REFERENCE

JUN 1 2 10 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Return to:
LAWYER'S ESCROW SERVICE
ONE UNION STREET
CORNER OF FIRST AND UNION
NASHVILLE, TENNESSEE 37201

06/01 103.40 - CHECK

1693

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR BOOK 6067 PAGE 426

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

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

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			37257.35-	CO
			96.98	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	103.48-
			1693A06/01/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5 1 2 7 0

IDENTIF. REFERENCE

JUN 1 2 10 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 953056