File Box 43

H549 39

IDENTIF. REFERENCE

JUN 17 3 57 PM '83

REGISTER'S OFFICE DAVIDSON COUNTY, TENN.

BOOK 6078 PAGE 399

STATE OF TENNESSEE }
COUNTY OF }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,182.12

Joseph Randall Warner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June, 19 83

Notary Public

MY COMMISSION EXPIRES 4-20-86

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 |
|---|---|---|
| Joseph Randall Warner (NAME) | Bankers Mortgage Co. (NAME) | 43-16 |
| 1016 Mallow Dr. (STREET ADDRESS OR ROUTE NUMBER) | P. O. Drawer F-20 (STREET ADDRESS) | 180 |
| Madison, Tenn. 37115 (CITY) (STATE) (P. O. ZIP) | Florence, South Carolina 29501 (CITY) (STATE) (ZIP) | 11D 92112 |

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, Ronald A. Combs and wife, Margaret K. Combs

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph Randall Warner and wife, Beverly Warner

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. 98 on the Plan of Arrowhead Estates, Section II, a plan which is of record in Book 5050, page 83, Register's Office for Davidson County, Tennessee.

Said Lot No. 98 fronts 75 feet on the southerly margin of Mallow Drive and extends back 208 feet on the southeasterly line and 211.51 feet on the northwesterly line to a dead line in the rear measuring 12.52 feet thereon.

Being the same property conveyed to Ronald A. Combs and wife, Margaret K. Combs by deed from Jack Driver and Sons, Inc., of record in Book 5433, page 957, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is subject to Restrictive Covenants of record in Book 5286, Page 406, said Register's Office; easements and setback lines as set forth in the above Plan of record and taxes for the current year which have been assumed by the Grantees herein.

AS PART OF THE ABOVE CONSIDERATION, IT IS AGREED AND UNDERSTOOD that the above named Grantees assume and agree to apy the remaining unpaid balance on a promissory note secured by a Deed of Trust of record in Book 5433, Page 960, said Register's Office, payable according to the terms and conditions therein.

This is unimproved ( ) improved (X) property, known as 1016 Mallow Drive, Madison, Tenn. 37115
(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 15th day of June, 19 83

X Ronald A. Combs
RONALD A. COMBS

X Margaret K. Combs
MARGARET K. COMBS

STATE OF TENNESSEE
County of Davidson

BOOK 6078 PAGE 400

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald A. Combs and wife, Margaret K. Combs

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 15th day of June 19 83

Commission expires 4-20-86

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 (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**

Ronald A. Combs et ux

**TO**

Joseph Randall Warner et ux

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

## OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

BOOK 6078 PAGE 401

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 |
|---|---|---|---|---|
| | | | 35182.12- CO | |
| | | | 91.52 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 MISC | |
| | | | CHECK | 98.02- |
| 6052A | 06/17/83 | SAL | | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H549 39

IDENTIF. REFERENCE

JUN 17 9 57 PM '83

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 957702