OFFICIAL RECEIPT

FORM NO. WD-1

BOOK 5162 PAGE 828

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,890.33

Arlin L McRae
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF October 1983.

Notary Public

MY COMMISSION EXPIRES: 1-19-86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
I. Dyke Tatum, Attorney, #200, Realtors Bldg., 306 Gay St., Nashville, TN 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arlin L. McRae (NAME)	Engel Mortgage Company (NAME)	map 61-16
145 River Chase (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 847 (STREET ADDRESS)	par 235
Hendersonville TN 37075 (CITY) (STATE) (P. O. ZIP)	Birmingham, Al 35201 (CITY) (STATE) (ZIP)	15DZ - 20665

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, Mary Ann Dowdy a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Arlin L. McRae

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 part of Lot No. 56 of Block "C" on the plan of Sunnymeade, of record in Book 974, pages 56 & 57, Register's Office for said County.

SAID part of Lot No. 56 fronts 50 feet on the northerly margin of Ardee Avenue and extends back 207.6 feet on the easterly line and 205 feet more or less on the westerly line to a dead line in the rear, measuring 50 feet thereon.

BEING the same property conveyed to Bobby G. Dowdy and wife, Mary Ann Dowdy by deed from James Neil Goodwin and wife, Pauletta Goodwin of record in Book 5052, page 238, said Register's Office. The said Bobby G. Dowdy has since died.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Engel Mortgage Company of record in Book 5052, page 240, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee.

CHECK

This is unimproved ( ) improved (X) property, known as 1305 Ardee Avenue, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

10/25/83

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 21st day of October, 19 83

Mary Ann Dowdy
Mary Ann Dowdy

751

OFFICIAL RECEIPT

STATE OF TENNESSEE }
Davidson County }

BOOK 6182 PAGE 829

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Ann Dowdy

the bargainor___, with whom I am personally acquainted,*and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 21st day of October, 19 83.

Commission expires 1-19-86

Notary Public

*or proved to me on the basis of satisfactory evidence

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE }
Davidson 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 (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

Mary Ann Dowdy

TO

Arlin L. McRae

I. Dyke Tatum
Attorney at Law
Suite 200, Realtors Building
306 Gay Street
Nashville, Tennessee 37201

H 82098

IDENTIF. REFERENCE

OCT 25 10 27 AM '83

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN

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

BOOK 6162 PAGE 830

RECEIVED OF _____

FOR _____

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

30890.33- CAMT.
80.34 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 86.84-
751 1A 10/25/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H82098

IDENTIF. REFERENCE

OCT 25 10 27 AM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 988498