File Box 43

FORM NO. WD-1

BOOK 6170 PAGE 704

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$79,900.00 Judy Ann Carrico
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF November, 1983

Notary Public

MY COMMISSION EXPIRES: 4/20/86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. One Union Street, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven M. Carrico et ux (NAME)	FIDELITY FEDERAL SAVINGS & LOAN (NAME)	4D-51220
5125 Roxborough Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	98-1
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	84

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 Edward Holmes and wife, Ramona Holmes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven M. Carrico and wife, Judy Ann Carrico

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. 86 on the Plan of Roxborough Subdivision, as of record in Book 5200, Page 63, said Register's Office, described as follows:

SAID Lot No. 86 fronts 70.0 feet on the southeasterly margin of Roxborough Drive and runs back a total of 500 feet on the northwesterly line and 387.84 feet on the southwesterly line, to a broken line in the rear, measuring a total of 192.87 feet thereon.

BEING the same property conveyed to the Grantors herein by deed from Randall Phillips Builders, Inc., of record in Book 5462, Page 26, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 5302, Page 669, 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.

IT IS AGREED AND UNDERSTOOD that the above named Grantees assume and agree to pay the remaining unpaid balance on a promissory note secured by a Deed of Trust of record in Book 5462, Page 29, said Register's Office, payable according to the terms and conditions therein.

unimproved ( ) This is improved (XX) property, known as 5125 Roxborough Drive (House Number) (Street) Hermitage, TN 37076 (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 hands this 4th day of November, 1983

x Ronald Edward Holmes
Ronald Edward Holmes

x Ramona Holmes
Ramona Holmes

11-15-77

BOOK 6170 PAGE 705

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald Edward Holmes and wife, Ramona Holmes

the bargainors, 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 4th day of November, 1983.

Commission expires 4/20/86

Notary Public

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

517 · 11/04/83 14:24 · CHECK ·

WARRANTY DEED

FROM

Ronald Edward Holmes et ux

Ramona Holmes

TO

Steven M. Carrico et ux

Judy Ann Carrico

H 8 4 6 2 2

IDENTIF. REFERENCE

Nov 4 3 49 PM '83

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

RECEIVED OF _____

FOR _____ BOOK 6170 PAGE 706

1

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

79900.00- CAMT.
207.74 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 214.24-
0517A11/04/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H84622

IDENTIF. REFERENCE

NOV 4 3 49 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 991416