2845

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter Jr., Atty.
254 Highlands Bldg.
Brentwood, Tennessee 37027

BOOK 5171 PAGE 404

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. Douglas Scott Humphries (NAME)	First Tennessee Bank, N.A. Memphis (NAME)	132-14
881 Van Leer Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 474 (STREET ADDRESS)	36
Nashville, Tennessee 37202 (CITY) (STATE) (P. O. ZIP)	Memphis, TN. 38101 (CITY) (STATE) (ZIP)	FB# OH-10145

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, JAMES D. STALEY and wife PATRICIA V. STALEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DOUGLAS SCOTT HUMPHRIES a single man

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Lot No. 82 on the Plan of Oak Hill Valley Subdivision, as of record in Book 1835, pages 15 and 16, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James D. Staley and wife, Patricia V. Staley by deed from John R. Brown, of record in Book 5411, page 452, Register's Office for said County.

This conveyance is made subject to: (1) 1983 Taxes; (2) Restrictions of record in Book 1788, page 186, amended in Book 1809, page 539, and the deed of record in Book 1970, page 616; and (3) All matters appearing on the Plan of record in Plat Book 1835, pages 15 and 16, said Register's Office.

As part of the consideration for this transfer, the grantee herein assumes and agrees to pay, the principal balance now due, plus future interest on a certain note, dated March 26, 1979, in the original principal sum of $55,500.00, payable to First Tennessee Bank, N.A. Memphis in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 5411, page 455, said Register's Office.

unimproved ( )
This is improved (XX) property, known as 881 Van Leer Drive Nashville, Tennessee

CHECK

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 2nd day of November, 19 83

James D. Staley
By H White Clark Jr. Attorney-in-fact
JAMES D. STALEY

Patricia V. Staley
by H White Clark Jr. Attorney-in-fact
PATRICIA V. STALEY

Attorney-in-fact for the said James D. Staley and wife, Patricia V. Staley, by Power of Attorney recorded simultaneously herewith.

845

STATE OF TENNESSEE
COUNTY OF _____

BOOK 5171 PAGE 405

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

the bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____,
this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

FELIX Z. WILSON COUNTY, TN. REGISTER
Nov 7 2 21 PM '83
IDENTIFICATION REFERENCE
H 8 4 9 0 8

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

On this 2nd day of November, 1983, before me personally appeared H. Whit Clark, Jr., to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of James D. Staley and wife, Patricia V. Staley, and acknowledged that he executed the same as the free act and deed of the said James D. Staley and wife, Patricia V. Staley.

Witness my hand and seal, at office in Nashville, Tennessee, this 2nd day of November, 1983.

_____
Notary Public

My Commission Expires: 1-20-85

DOUGLAS E. HUDSON NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,000.00

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF November 19 83.

MY COMMISSION EXPIRES: 1-20-85
(AFFIX SEAL)

_____
Notary Public

DOUGLAS E. HUDSON NOTARY PUBLIC AT LARGE

WARRANTY DEED

FROM JAMES D. STALEY and wife,

PATRICIA V. STALEY

TO

DOUGLAS SCOTT HUMPHRIES

Return to:
First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926

File Box 38

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5171 PAGE 406

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

86000.00- CAMT.
223.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 230.10-
0845A11/07/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 8 4 9 0 8.

IDENTIF. REFERENCE

Nov 7 2 21 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 991736