#2856

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
George E. Mudter Jr., Atty.
254 Highlands Bldg.
Brentwood, Tennessee 37027

BOOK 6173 PAGE 162

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr.&Mrs. Marcus R. McKerley (NAME)	Citicorp Homeowner's Services, Inc. (NAME)	133-8
553 Cathy Jo Circle (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 27377 (STREET ADDRESS)	149
Nashville, TN. 37211 (CITY) (STATE) (P. O. ZIP)	St. Louis, MO. 63141 (CITY) (STATE) (ZIP)	FB# 6DA-83629

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, JOE D. SPIVEY and wife CONNIE-VANNATTA SPIVEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARCUS R. McKERLEY and wife FARAHNAZ L. McKERLEY

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. 54 on the Plan of Valley View Terrace, Phase I, as of record in Plat Book 5200, page 77, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Joe D. Spivey and wife, Connie-Vannatta Spivey by deed from Johnson Development Company, a Tennessee corporation of record in Book 5514, page 305, said Register's Office.

This conveyance is made subject to: (1) Restrictions of record in Book 5173, page 550, amended in Book 5323, page 310, and Book 5329, page 242; and (2) All matters appearing on the plan of record in Plat Book 5200, page 77, said Register's Office.

As part of the consideration for this transfer, the grantees herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated October 12, 1979, in the original principal sum of $56,400.00, payable to Greer Mortgage Company in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 5514, page 308, said Register's Office.

This conveyance is also made subject to 1983 taxes, which have been assumed by the Buyers.

Connie-Vannatta Spivey and Connie Vannatta-Spivey, being one and the same person.

H 8 5 5 1 1

T IDENTIF. REFERENCE

Nov 9 10 32 AM '83

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 553 Cathy Jo Circle Nashville, Tennessee 37211

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, 1983

Joe D. Spivey
JOE D. SPIVEY

Connie Vannatta Spivey
CONNIE-VANNATTA SPIVEY

OFFICIAL RECEIPT

STATE OF TENNESSEE

BOOK 6173 PAGE 163

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOE D. SPIVEY and wife CONNIE-VANNATTA SPIVEY or proved to me on the basis of satisfactory evidence 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 2nd day of November, 19 83.

My commission expires 4-19-87 Notary Public Helen D. Scott

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 _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,595.35

Marcus R McKerley
Affiant

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

MY COMMISSION EXPIRES: 4-19-87 (AFFIX SEAL)

Helen D. Scott
Notary Public

1540 11/09 169.26- CHECK

WARRANTY DEED

FROM JOE D. SPIVEY and wife,

TO CONNIE-VANATTA SPIVEY

MARCUS R. MCKERLEY and wife,

FARAHNAZ L. MCKERLEY

Return to:
File Box 38
First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6173 PAGE 164

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
			62595.35- CAMT.	
			162.76 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 169.26-	
			1540A11/09/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H85511

IDENTIF. REFERENCE

Nov 9 10 32 AM '83

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 992400