OFFICIAL RECEIPT

FILE BOX 3

FORM No. WD-1

2965 11/16 128.70- CHECK

BOOK 6176 PAGE 635

STATE OF TENNESSEE
COUNTY OF Davidson

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

#47,000.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF NOVEMBER, 19 83

Notary Public

MY COMMISSION EXPIRES: 10-7-1985

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 1187 VULTEE BOULEVARD — NASHVILLE, TN 37217

NAME			ADDRESS			
ADDRESS NEW OWNER(S) AS FOLLOWS:			SEND TAX BILLS TO:			MAP-PARCEL NUMBERS
James R. Pearson			Lincoln Service Corporation			MAP 53-2
(NAME)			(NAME)			
105 Ryburn Court			P.O. Box 989			PARCEL 98
(STREET ADDRESS OR ROUTE NUMBER)			(STREET ADDRESS)			
Old Hickory, Tennessee		37138	Owensboro, Kentucky		42302-0989	4D-47675
(CITY)	(STATE)	(P.O. ZIP)	(CITY)	(STATE)	(ZIP)	

FOR AND 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, John Charles Bannach and wife, Emily E. Bannach

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. Pearson and wife, Flossie G. Pearson

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 Lot No. 12 on the Plan of Section One, Part Two, Addition to Fairway View, of record in Book 4675, Page 55, Register's Office for said County.

SAID Lot No. 12 fronts 120.44 feet on the southerly margin of Ryburn Court and extends back 109.0 feet on the easterly line and 135.5 feet on the southwesterly line to a dead line in the rear, measuring 48.0 feet thereon.

BEING the same property conveyed to John Charles Bannach and wife Emily E. Bannach by deed from Emily D. Martin Bannach and Cleo C. Clark, of record in Book 5577, Page 666, Register's Office for said County. Emily D. Martin Bannach and Emily E. Bannach being one and the same person.

THIS conveyance is subject to Restrictive Covenants of record in Book 4765, Page 877, Register's Office for said County.

THIS conveyance is subject to a Deed of Trust executed by Emily D. Martin and Cleo C. Clark, to First & Mid South Mortgage Company, and filed for record in Book 5535, Page 879, Register's Office for said County, with a present unpaid principal balance of approximately $36,286.60, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

THIS conveyance is subject to any and all existing restrictions and easements of record.

This is unimproved ( ) improved (XX) property, known as 105 Ryburn Court (House Number) (Street) Old Hickory, Tennessee 37138 (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 heir 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 covey 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 14TH day of NOVEMBER, 19 83

John Charles Bannach

John Charles Bannach

Emily E. Bannach

Emily E. Bannach

OFFICIAL RECEIPT
FELIX Z. WILSON, II

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6176 PAGE 636

Personally appeared before me, _____ the undersigned _____, a Notary Public in and for said County and State, the within named John Charles Bannach and wife, Emily E. Bannach

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 14TH day of NOVEMBER, 19 83

Commission expires 10-14-85

Notary Public

STATE OF TENNESSEE
COUNTY OF

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, and corporation, and that (he / they) as such _____ and _____ being authorized so to do, execute 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

H 8 6 6 6 4

WARRANTY DEED

FROM

John Charles Bannach

IDENTIF. REFERENCE

TO

James R. Pearson

Nov 16 10 39 AM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

RETURN TO:

SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY-AT-LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

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

RECEIVED OF _____

FOR BOOK 6176 PAGE 637

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
			47000.00-	CAMT.
			122.20	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	128.70-
			2965A11/16/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 8 6 6 6 4

IDENTIF. REFERENCE

Nov 16 10 39 AM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 993773