File Box 3

FORM No. WD-1

BOOK 6189 PAGE 639

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,665.31

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November, 19 83

Notary Public

MY COMMISSION EXPIRES: 10-20-85

(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
Jim Roussel	Engel Mortgage Company, Inc.	Map 108-16
(NAME)	(NAME)	
917 Murfreesboro Road	P.O. Box 847	Parcel 182
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Franklin, TN 37064	Birmingham, AL 35201	Pt. 3D-77608
(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, Delwood O. Hirsch and wife Tine' M. Hirsch

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jim Roussel, married

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. 12B, Zone Lot Division, Lots 10, 11, 12, 14, 24, 26, and 34, Section One, of Percy Priest Woods, of record in Plat Book 5200, Page 652, and amending Plat Book 5200, Page 472, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Delwood O. Hirsch and wife Tine' M. Hirsch by deed from JER Builders, Inc., A Tennessee Corporation, of record in Book 6184, Page 54, Register's Office for said County.

THIS conveyance is subject to Restrictive Covenants of record in Plat Book 5200, Page 652, Book 6097, Page 11, Book 6020, Page 270, and Book 5984, Page 865, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Delwood O. Hirsch and wife Tine' M. Hirsch, to Michael L. Padalino, Trustee, for Engel Mortgage Company, Inc. dated November 23, 1983, and filed for record on November 1983, in Book 6184, Page 57, Register's Office for said County, with a present unpaid principal balance of $50,000.00, 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 is unimproved ( ) property, known as 1016 Pleasant View Drive Nashville, TN 37214
This is improved (XX) (House Number) (Street) (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 hand S this 30th day of November, 19 83

Delwood O. Hirsch

Tine' M. Hirsch

CK 12/07-169.52-

7726

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Delwood O. Hirsch and wife Tine' M. Hirsch

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 30th day of November 19 83

Commission expires 10-20-85

Patricia Ann Kidd
Notary Public

JOHNSON J... NOTARY PUBLIC ... PATRICIA ...

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 (their several oaths) acknowledged (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

WARRANTY DEED

FROM
Delwood O. Hirsch

TO
Jim Roussel

RETURN TO:
SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

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

H90644

IDENTIF. REFERENCE

DEC 7 9 47 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

E X 09 7:D

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

RECEIVED OF _____

FOR _____

BOOK 6189 PAGE 641

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

62665.31- CAMT.
163.02 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 169.52-
7726A12/07/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H90644

IDENTIF. REFERENCE

DEC 7 9 47 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 998388