File 23

BOOK 6257 PAGE 350

412 Dawn Dr.
Nashville, Tenn.

Address New Owner:	Send Tax Bills to:	Map/Parcel
THOMAS ANTHONY PACHAN, ETUX	Same	Map 133-12 Par 184

WARRANTY DEED

FOR AND IN CONSIDERATION 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, RANDY L. LARKINS and DIANNE A. LARKINS, as tenants in common, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto the said THOMAS ANTHONY PACHAN and wife, REINA E. PACHAN, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Being Lot No. 31 on the Plat of Greenwood Hills, Section 2, of record in Plat Book 4955, Page 31, Register's Office, Davidson County, Tennessee.

Said Lot No. 31 fronts 70 feet on the easterly margin of Dawn Drive and extends back 100.55 feet on the northerly line and 140.35 feet on the southerly line, to a line on the rear, which is a broken line, on which it measures 102.3 feet.

Being the same property conveyed to Randy L. Larkins and Dianne A. Larkins, as tenants in common by deed from Mildred L. Stevens of record in Book 5752, Page 559, Register's Office, Davidson County, Tennessee, and by Divorce Decree of record in Book 6172, page 151, as tenants in common, Register's Office, Davidson County, Tennessee.

This instrument is made subject to a deed of trust of record in Book 5752, Page 562, and an Addendum to said deed of trust of record in Book 5752, Page 566, said Register's Office, a deed of trust of record in Book 5151, Page 839, said Register's Office, which is subordinate to the mortgage of record in Book 5752, Page 562, said Register's Office, the Plan of record in Book 4955, Page 31, said Register's Office, Restrictive covenants of record in Book 5071, page 50, said Register's Office and to all applicable local government planning, building and zoning regulations.

This is improved property known as 412 Dawn Drive, Nashville,Tennessee.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said THOMAS ANTHONY PACHAN and wife, REINA E. PACHAN, their heirs and assigns forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good and valid right to convey it and that the same is unencumbered, except as herein stated.

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

03/27 144.55- CHECK

3343

Whenever 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 on this the 23RD day of March, 1984.

Randy L. Larkins
RANDY L. LARKINS

Dianne A. Larkins
DIANNE A. LARKINS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $53,118.52.

Evelyn Sutton
AFFIANT

Subscribed and sworn to before me on this the 23RD day of March, 1984.

Linda C. Worden
NOTARY PUBLIC

My commission expires: 10/21/84.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RANDY L. LARKINS, unmarried and DIANNE A. LARKINS, unmarried, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 23RD day of March, 1984.

Linda C. Worden
NOTARY PUBLIC

My commission expires: 10/21/84.

This instrument was prepared by:
Tom G. Coleman, Jr., Attorney
COLEMAN REAL ESTATE CLOSING SERVICE, INC.
9000 E. Church Street
Brentwood, TN 37027

IDENTIF. REFERENCE
MAR 27 9 14 AM '84
FELIX P. MESCHER REGISTER
DAVIDSON COUNTY, TN

111396

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

RECEIVED OF _____

FOR _____

BOOK 6257 PAGE 352

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

53116.52- CAMT.
138.06 CSTAX
.50 PRFEE
6.00 WDESD
CHECK 144.56-
3343A03/27/84 BAL. .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I I 1 3 9 6

IDENTIF. REFERENCE

MAR 27 9 14 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 23252