FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$26,439.50

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF April 19 84

Notary Public

MY COMMISSION EXPIRES: 4/21/85

(AFFIX SEAL)

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THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rick A. Fretter (NAME)	Engel Mortgage Company, Inc. (NAME)	Map 72-14
%Robin Realty	P. O. Box 847	Par. 190
125 2nd Avenue North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37201	Birmingham, Alabama 35201	27W-25850
(CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	

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, WE, Kurt E. Sawyer and wife, Anita J. Sawyer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rick A. Fretter

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 part of Lot 41 on the Map of H. M. Doaks Subdivision, of record in Book 332, page 22, said Register's Office, and described by survey by John Kohl, dated August 6, 1976, as follows:

SAID part of Lot 41 fronts 110 feet on the northerly margin of Douglas Avenue and extends back 209 feet, more or less, on the westerly line and 232 feet, more or less, on the easterly line, which is the westerly margin of Chapel Avenue, to a line at the rear measuring 9.8 feet thereon.

BEING the same property conveyed to Kurt E. Sawyer and wife, Anita J. Sawyer by deed from Danny R. McFArlin and wife, Deborah O. McFarlin and Don W. Kemp of record in Book 5797, page 118, Register's Office for Davidson County, Tennessee.

Grantees hereby assume and agree to pay the mortgage held by Engel Mortgage Company, Inc. of record in Book 5061, page 808, said Register's Office. The escrow account and insurance to be transferred to Grantees.
Grantees hereby assume and agree to pay the mortgage held by Robert D. Agee and wife, Rebecca M. Agee of record in Book 5608, page 649, said Register's Office.

This conveyance subject to such restrictive covenants, easements and setback lines of record in said Register's Office.

Property is sold in "As Is" condition.

This is unimproved ( ) improved (X) property, known as 1415 Douglas Avenue Nashville, TN 37206

(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 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 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 19th day of April, 19 84

Kurt E. Sawyer

Kurt E. Sawyer

Anita J. Sawyer

Anita J. Sawyer

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STATE OF Florida
County of LAKE

Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named Kurt E. Sawyer and Anita J. Sawyer

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 LEESBURG, Florida, this 24th day of April 19 84

Commission expires Notary Public, State of Florida My Commission Expires June 1, 1987 Bonded By American Fire & Casualty Company

La Donna K Anderson
Notary Public

STATE OF TENNESSEE
Davidson County

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, a corporation, and that (he) as such _____ and _____, being authorized so to do, executed 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
Kurt E. Sawyer and wife,
Anita J. Sawyer

TO
Rick A. Fretter

File Box 24

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

118295

IDENTIFICATION REFERENCE

APR 27 10 31 AM '84

FEE
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

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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
			26439.50- CAMT.	
			68.64 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	75.14-
1945A04/27/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-
ID ENTIF. REFERENCE
Ap R 27 10 34 AM '84
FEL D
REGISTER
AVIDSON COUNTY, TN

No. 31596