BOOK 6291 PAGE 860 FORM NO. WD-1

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PUSH

IDENTIF. REFERENCE

MAY 14 3 01 PM '84

REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,800.00

Ronald Elliott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th DAY OF May, 1984

Notary Public

MY COMMISSION EXPIRES: April 7, 1988
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Schulman, LeRoy & Bennett, P.C., 501 Union Street, P. O. Box 2707, Nashville, TN

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald Elliott, et ux (NAME)	Bankers Mortgage Corp (NAME)	50-14-180
3215 Cynthia Lane (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 24410 (STREET ADDRESS)	
Nashville Tenn. (CITY) (STATE) (P. O. ZIP)	Nashville TN 37202 (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, including the assumption of the balance of an indebtedness secured by deed of trust of record in Book 5532, Page 692, Register's Office for Davidson County, Tennessee, in the original principal sum of $48,800.00, we, LEONARD F. CATHEY and JOANNA CATHEY, his wife,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONALD ELLIOTT and KANETHIA F. ELLIOTT, his wife,

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. 296 on the Plan of Parkwood Estates, Section 2, as of record in Book 3300, Page 5, Register's Office for said County.

Said Lot No. 296 fronts 75.0 feet on the westerly margin of Cynthia Lane and runs back between lines, 141.3 feet on the northerly side and 135.0 feet on the southerly side, to a dead line in the rear on which it measures 79.1 feet.

Being the same property conveyed to Leonard F. Cathey and wife, Terri F. Cathey, by deed from Gaines and Gaines Construction Company, Inc., of record in Book 3313, Page 571, Register's Office for Davidson County, Tennessee. The said Terri F. Cathey having since conveyed her interest in said property to Leonard F. Cathey by deed of record in Book 3640, Page 81, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 3249, Page 345, and amended in Book 3309, Page 615, and Book 3616, Page 269, Register's Office for Davidson County, Tennessee; owner's certificate, a 30-foot minimum building setback line from Cynthia Lane and a 10-foot easement for public utility purposes along the rear line of said lot, as shown on plan of record in Book 3300, Page 5, Register's Office for Davidson County, Tennessee.

Joanna Cathey, wife of the said Lenoard F. Cathey, joins in this conveyance for the express purpose of conveying and releasing any rights which she may have in said property by reason of marital status.

This conveyance is made subject to the deed of trust hereinabove mentioned, and taxes for the year 1984, which have been prorated and assumed by Grantees.

This is unimproved ( ) improved (X) property, known as 3215 Cynthia Lane, Nashville, Tennessee
(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 10th day of May, 19 84

Leonard F. Cathey

Leonard F. Cathey

Joanna Cathey

Joanna Cathey

6291 861

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 10th day of May, 1984, before me personally appeared Leonard F. Cathey and Joanna Cathey, his wife, to me known, or proved to me on the basis of satisfactory evidence to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and seal this 10th day of May, 1984.

Notary Public

My Commission Expires: April 17, 1988

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
LEONARD F. CATHEY and JOANNA CATHEY, his wife,

TO
RONALD ELLIOTT and KANETHIA F. ELLIOTT, his wife

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

ASSUMPTION CLAUSE

For and in consideration of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated November 14, 1979, and filed for record November 19, 1979, in the office of the Register of Davidson County, Tennessee in Book 5532, Page 692, and note of even date thereby secured, in the original principal sum of Forty-Eight Thousand Eight Hundred Dollars ($48,800.00) payable to Bankers Mortgage Corporation which debt the Grantees herein assume and agree to pay as part payment of the purchase price.

The Grantees further hereby assume the obligations of Leonard F. Cathey and Joanna Cathey, his wife, under the terms of the instruments creating the loan to idemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

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

RECEIVED OF _____

FOR _____

BOOK 6291 PAGE 863

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

51800.CO- CAMT.
134.68 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 144.18-
6491A05/14/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 2 0 6 1

IDENTIF. REFERENCE

MAY 14 3 04 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 36015