FORM No. WD-1

BOOK 6292 PAGE 50

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,423.28

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th DAY OF April 1984

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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
Jimmy Richards (NAME)	Mortgage Corporation of the South (NAME)	MAP136-10A
2841 Lake Forest Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 10726 (STREET ADDRESS)	PRACEL 35
Nashville, TN 37217 (CITY) (STATE) (P.O ZIP)	Birmingham, AL 35202 (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, Patricia S. Cary, d/b/a P S C Properties and husband James E. Cary

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jimmy Richards and Debra A. Derby

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 14, Unit 14, Condominium Site Plan, Lots 11-14, 57-62, Section Three Priest Lake Forest, of record in Plat Book 5800, Page 263, amending Plat Book 5800, Page 161, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete legal description.

Patricia S. Cary, d/b/a

BEING the same property conveyed to P. S. C. Properties by Quitclaim Deed from Colleen M. Foster of record in Deed Book 6292, Page 48, Register's Office for said County.

THIS conveyance is subject to Restrictive Covenants of record in Book 6124, Page 956, Book 6123, Page 176, Book 6021, Page 99, Book 6021, Page 101 Book 6021, Page 102, Book 6021, Page 107 and Book 5931, Page 645, Register's Office for said County.

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

THIS conveyance is subject to a Deed of Trust executed by Colleen M. Foster to Edward Seddon, Trustee for Mortgage Trust Company, dated December 15th, 1983 with a present unpaid principal balance of $50,423.28 of record in Book 6197, Page 42, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is being purchases by the Grantees.

This is unimproved ( ) improved (XX) property, known as 2841 Lake Forest Drive, Nashville, TN 37217
(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 hand this 20th day of April, 1984

Patricia S. Cary, d/b/a
P S C Properties
Patricia S. Cary

James E. Cary

James E. Cary joining in this conveyance to convey any and all rights he may have to said property.

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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 Patricia S. Cary, d/b/a P S C Properties and husband James E. Cary

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 20th day of April, 19 84.

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 (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

I 2 2 1 1 1

IDENTIF. REFERENCE

MAY 15 8 22 AM '84

FELIX J. DELLI REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

Patricia S. Cary, d/b/a
~~P. S. C Properties~~

TO

Jimmy Richards
~~Debra A. Derby~~

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 6292 PAGE 52

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

52423.23- CONT.
136.24 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 142.74-
6532205/15/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 2 1 [illegible]

IDENTIF. REFERENCE

MAY 15 8 22 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 36067