3297

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
254 Highlands Building
Brentwood, Tennessee 37027

BOOK 6298 PAGE 77

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ANITA D. WILLIS and JUANITA D. MARTIN (NAME)	NEW OWNERS (NAME)	114-16
479 Rochelle Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 2
Nashville, Tennessee 37220 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB# 6DU-34210

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, JAMES P. LANGFITT, II and wife, GRETCHEN J. LANGFITT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANITA D. WILLIS and JUANITA D. MARTIN

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Brentwood Hall, Section I, as of record in Plat Book 2083, page 18, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James P. Langfitt, II and wife, Gretchen J. Langfitt by deed from Terry H. Stevens and wife, Pamela S. Stevens of record in Book 5073, page 100, said Register's Office.

This conveyance is made subject to: (1) 1984 Taxes, which have been prorated and assumed by the Buyers; (2) Restrictions of record in Book 2084, page 409, amended in Book 2088, page 637; and (3) All matters appearing on the Plan of record in Plat Book 2083, page 18, said Register's Office.

123985

IDENTIF. REFERENCE

MAY 23 10 28 AM '84

FELIX A. ROBERTSON II, REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 521 Hogan Road Nashville, Tennessee 37220

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 16th day of May, 19 84

James P. Langfitt II
JAMES P. LANGFITT, II

Gretchen J. Langfitt
GRETCHEN J. LANGFITT

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES P. LANGFITT, II and wife, and GRETCHEN J. LANGFITT 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 16th day of May, 1984.

My commission expires 1/20/85 Notary Public

* or proven to me on the basis of satisfactory evidence

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,500.00.

Anita D. Willis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF May 1984

MY COMMISSION EXPIRES: 1/20/85 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

JAMES P. LANGFITT, II and wife,
GRETCHEN J. LANGFITT

TO

ANITA D. WILLIS and
JUANITA D. MARTIN

RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926
File Box 38

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6298 PAGE 79

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		PREEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

56500.00- CONT.
146.90 CSTAX
.50 PREEE
6.00 MTEEE
CHECK 153.40-
8830A05/23/84 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 3 9 8 5

IDENTIF. REFERENCE

MAY 23 10 28 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0139289