FORM NO. WD-1

BOOK 6308 PAGE 647

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Wendell F. Couts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF June, 19 84.

Notary Public

MY COMMISSION EXPIRES: 4-19-87

(AFFIX SEAL)

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
Wendell F. Couts (NAME)	FCA Mortgage Corporation	7DA-78091
4505 Harding Road, #147 (STREET ADDRESS OR ROUTE NUMBER)	c/oAmerican Savings (NAME) & Loan P. O. Drawer "D" (STREET ADDRESS)	116/3B
Nashville, TN. 37205 (CITY) (STATE) (P O ZIP)	Stockton, CA. 95201 (CITY) (STATE) (ZIP)	147.00

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, Leo P. Sam, Jr., Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wendell F. Couts, Unmarried

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:

A certain Condominium Apartment in Davidson County, Tennesssee, being Unit No. 147, in a Horizontal Property Regime located on the Plat of Royal Oaks Condominiums, as of record in Book 5200, page 45, said Register's Office, to which plan refernce is hereby made for a more complete description of said Unit.

BEING the same property conveyed to Leo P. Sam, Jr., Unmarried by deed from Royal Oaks Limited Partnership, of record in Book 5284, page 347, Register's Office, Davidson County, Tennessee.

THIS conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act as set out in Sec. 64-2701 et seq. of the Tennessee Code Annotated and the By-Laws of the administration thereof; all restrictions, easements, etc., rights and interest in favor of other unit owners; options, burdens, assessments and undertakings etc. contained in the Master Deed of record in Book 5282, page 972, said Register's Office.

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

I 2 6 9 8 2

IDENTIF. REFERENCE

JUN 5 2 00 PM '84

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN.

This is unimproved (X) improved ( ) property, known as 4505 Harding Road, #147, Nashville, TN. 37205
(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 seised 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 my hand this 4th day of June, 19 84

Leo P. Sam, Jr.

06/05 149.50-

2451

BOOK 6308 PAGE 648

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leo P. Sam, Jr., Unmarried

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 4th day of June, 19 84

Commission expires 4-19-87

Notary Public

NOTARY PUBLIC AT LARGE

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the and respectively of the the within named bargainor, a corporation, and that (he / they) 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
Leo P. Sam, Jr.

TO
Wendell F. Couts

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

file Box #24

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____ BOOK 6308 PAGE 649

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
			55000.00- CAMT.	
			143.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	149.50-
245	A06/05/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12698 2

IDENTIF. REFERENCE

JUN 5 2 00 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0041826