FORM NO. WD-1

BOOK 6310 PAGE 454

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $73,959.71

X R. Tod Steele
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF June 19 84

Gary B. Fisher
Notary Public

MY COMMISSION EXPIRES: 11-R-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GARY B. FISHER, ATTORNEY AT LAW, 494 BELL ROAD, NASHVILLE, TN 37217
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| R. Tod Steele (NAME) | Mortgage Corp. of the So. (NAME) | 150-6 |
| 2992 Cherry Hills Drive (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 10726 (STREET ADDRESS) | 35 |
| Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP) | Birmingham, AL 35202 (CITY) (STATE) (ZIP) | 2D 59197 |

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, James David Abston et ux, Mary Beth Abston

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO R. Tod Steele et ux, Donna C. Steele

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:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Percy Priest Meadows, Section 1, of record in Book 4676, Page 110, Register's Office for said county, to which reference is made for a more complete description.

Being the same property conveyed to James David Abston et ux, Mary Beth Abston by deed from Chas. Todd, Inc. of record in Book 6018, Page 678, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to Third National Mortgage of record in Book 6018, Page 681, said Register's Office with a present unpaid balance of approximately $59,759.71, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

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

RECEIVED FOR RECORD
JUN 7 10 28 AM '84
IDENTIFICATION REFERENCE
I 27507

unimproved ( )
This is improved ( ) property, known as 2992 Cherry Hills Drive, Antioch, TN 37013
(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 6th day of June, 19 84

James David Abston James David Abston

Mary Beth Abston Mary Beth Abston

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James David Abston et ux, Mary Beth Abston

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of June, 19 84.

Notary Public

Commission Expires 11-1-87

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

**WARRANTY DEED**

FROM
James David Abston et ux,
Mary Beth Abston

TO
R. Tod Steele et ux,
Donna C. Steele

**Attorneys Title Company**
Titles Guaranteed
NASHVILLE, TENN.

## 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 | COTX -STATE TAX CONVEY |
| WD -WARRANTY DEED | UCC -UNIFORM COMMERCIAL CODE | MOTX -STATE TAX MORT |
| TD -TRUST DEED | | PRFEE -PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 73959.71- | CAMT. |
| | | | 198.40 | CSTAX |
| | | | .50 | PRFEE |
| | | | 6.00 | MREG |
| | | | | CHECK 198.90- |
| | | | 3049A06/07/84 | BAL .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

T 2 7 5 0 7

IDENTIF. REFERENCE

JUN 7 10 28 AM '84

REG'S OFFICE
DAVIDSON COUNTY, TN

No. 0043307