WARRANTY DEED

$ 57.50

THIS INSTRUMENT PREPARED BY
HUGH C. HOWSER, JR., ATTY.
Trabue, Sturdivant & DeWitt
26th Floor, L & C Tower
Nashville, Tennesee 37219

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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Benjamin F. Locke, Jr. (NAME)	Metropolitan Federal Savings & Loan Assoc. (NAME)	116-1
412 Jackson Boulevard (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue North (STREET ADDRESS)	127
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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,

ANTHONY ALLEN ROSE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BENJAMIN F. LOCKE, JR., and wife, LUCY S. LOCKE,

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:

Being Lot No. 2 on the Revised Plan of Section I, Earls Subdivision as of record in Plat Book 5200, page 17, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Anthony Allen Rose by deed from Arthur C. Earls, Jr., and wife, Betty R. Earls, of record in Book 5372, page 77, said Register's Office.

This conveyance is made subject to: (1) 1984 Taxes which have been prorated and assumed by the Buyers; and (2) All matters appearing on the plan of record in Plat Book 5200, page 17, said Register's Office.

Mirita J. Rose , wife of Anthony Allen Rose, hereby joins in the execution of this instrument for the purpose of conveying any and all interest, including, but not limited to all marital rights, which she may have in the subject property.

13165

IDENTIF. REFERENCE

JUN 26 11 00 AM '84

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (x) property, known as 412 Jackson Boulevard, Nashville, Tennessee 37205

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 21st day of June, 19 84.

Anthony Allen Rose

Anthony Allen Rose

Mirita J. Rose X

Mirita J. Rose

06/26 825.50 CHECK

3080

STATE OF TENNESSEE

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COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anthony Allen Rose and wife, Mirita J. Rose

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 21st day of June, 19 84.

My commission expires 1.19.86 Notary Public

*or proved to me on 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 $ 315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF June, 19 84.

MY COMMISSION EXPIRES 1.19.86 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM Anthony Allen Rose

TO Benjamin F. Locke, Jr. and wife, Lucy S. Locke

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

OFFICIAL RECEIPT

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

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RECEIVED OF _____

FOR _____

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
			315000.00- CAMT.	
			819.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	825.50-
			8060A06/26/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3 1 6 6 5

IDENTIF. REFERENCE

JUN 26 11 00 AM '84

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 0047295