Bk 7

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,312.55

Karen Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JUNE 19 84

Notary Public

MY COMMISSION EXPIRES: 4-7-87

(AFFIX SEAL)

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THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KEITH C. VANSTONE et ux (NAME)	SOVEREIGN MORTGAGE COMPANY (NAME)	MAP 74-16
6003 Plantation Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 26388 (STREET ADDRESS)	PARCEL 11
Hermitage, Tenn. 37076 (CITY) (STATE) (P. O. ZIP)	Richmond, Virginia 23260 (CITY) (STATE) (ZIP)	4D 33142

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, TERESA LYNN HOWLAND WALLACE et vir LOUIS WALLACE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KEITH C. VANSTONE, et ux KAREN M. VANSTONE,

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. 473 on the Plan of Section Five, Hermitage Hills, of record in Book 330, pages 1 and 2, Register's Office for said County.

SAID Lot No. 473 fronts 85 feet on the easterly margin of Plantation Drive and extends back 125 feet on the northerly line and 125 feet on the southerly line to a broken line in the rear, measuring 140.79 feet thereon.

BEING the same property conveyed to Teresa Lynn Howland by Quitclaim Deed from James M. Sykes, Trustee, of record in Book 5368, page 423, Register's Office for Davidson County, Tennessee. The said Teresa Lynn Howland now being Teresa Lynn Howland Wallace and her husband, Louis Wallace joins in this conveyance for whatever right he might have in said property.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Exchange Bond and Mortgage Company, of record in Book 5191, page 487, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. Said loan having since been transferred to Sovereign Mortgage Company.

06/26 147.68- CHECK #

This is improved (XX) unimproved ( ) property, known as 6003 Plantation Drive, Hermitage, Tennessee 37076
(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 25th day of June, 19 84

Teresa Lynn Howland Wallace — Louis Wallace

TERESA LYNN HOWLAND WALLACE — LOUIS WALLACE

3497

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named TERESA LYNN HOWLAND WALLACE et vir LOUIS WALLACE,

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 25th day of June 1984.

Commission expires 4/19/87

Notary Public

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

RECEIVED FOR RECORD
JUN 29 2 07 PM
DAVIDSON COUNTY, TENN.
$9.00

WARRANTY DEED

FROM
TERESA LYNN HOWLAND WALLACE et vir

TO
KEITH C. VANSTONE, et ux

PLEASE FILE BOX "7"

PREPARED BY:
SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201
Phone: 259-3666

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____ BOOK 6324 PAGE 471

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

54312.55- CAMT.
141.18 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 147.68-
B197A06/26/64 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I31764

IDENTIF. REFERENCE

JUN 26 2 34 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.0047410