FORM NO. WD-1

BOOK 6325 PAGE 529

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $36,535.42

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF June 1984.

Notary Public

MY COMMISSION EXPIRES: 12-20-85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CHARLES F. BROWN JR. 419 Welshwood Ave. P.O. Box 110599 Nashville, Tn. 37211

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
First Realty Group, Inc. (NAME)	Engel Mortgage Company, Inc. (NAME)	Map 173-01
234 Largo Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 847 (STREET ADDRESS)	Parcel 195
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Birmingham, AL 35201 (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, WE, Harry L. Custer and wife Georgetta M. Custer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO First Realty Group, Inc.

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:

BEING Lot Number 21-A, Zone Lot Division, Lots Nos. 21 and 22, Monte Carlo, Section 4, of record in Flat Book 5200, Page 779, amending Flat Book 5800, Page 242, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Harry L. Custer and wife Georgetta M. Custer by deed from B & D Investment Builders, Inc., of record in Book 6302 Page 437 , Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6253, Page 882, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Harry L. Custer and wife Georgetta M. Custer, to Michael L. Padalino, Trustee, for Engel Mortgage Company, Inc., dated May 21, 1984, and filed for record in Book 6302 , Page 440 Register's Office for said County, with a present unpaid principal balance of $34,980.00, which the grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the grantees.

RUSH

T 32371

IDENTIF. REFERENCE

JUN 27 1 57 PM '84

FELIX Z. HUDSON II REGISTER DAVIDSON COUNTY, TN

CHECK

This is unimproved ( )
This is improved (X) property, known as 515 Maxine Drive Nashville, TN 37211
(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 hands this 27th day of June, 1984

Harry L. Custer

Georgetta M. Custer

06/27/84 0140

8849

BOOK 6325 PAGE 530

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harry L. Custer and wife Georgetta M. Custer

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 27th day of June, 19 84

Commission expires 10-20-85

Patricia Ann Gilliland
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

WARRANTY DEED

FROM

Harry L. Custer and wife

Georgetta M. Custer

TO

First Realty Group, Inc.

CHARLES F. BROWN, JR.
ATTORNEY AT LAW

419 WELSHWOOD AVE.
P.O. BOX 110599
NASHVILLE, TENNESSEE 37211

333-0756

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6325 PAGE 531

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
			36535.42 CAMT.	
			94.98 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 101.40-	
8849A	06/27/84		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 32371

IDENTIF. REFERENCE

JUN 27 1 57 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0048055