521

07/03 224.12- CHECK

THIS INSTRUMENT WAS PREPARED BY:
Glen Allen Civitts, Esq.
HARWELL BARR MARTIN & STEGALL
A Professional Corporation
172 Second Avenue North
Nashville, Tennessee 37201



Address New Owner(s):

George N. Spiva and
Vianda H. Hill
Suite 6
3404 West End Avenue
Nashville, Tennessee 37203

Send Tax Bills To:

Mortgage Corporation
of the South
2119 Sixth Ave. South
P.O. Box 10726
Birmingham, AL 35202

Map: 104-3
Par: 22

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100ths ($10.00) DOLLARS and other good and valuable consideration, we, Charles L. Womack and spouse, Anna Maria Womack, this day have bargained and sold, and by these presents do tranfer and convey unto the said George N. Spiva and Vianda H. Hill, the Grantees herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of John H. Williams, Jr. Subdivision of Lot No. 55, Boyd Cockrill Spring Tract, plan of which is of record in Book 161, page 77, Register's Office for said County.
>
> Said Lot No. 13 fronts 50 feet on the easterly side of 29th Avenue South, (formerly Williams Avenue and formerly referred to as 30th Avenue South) and runs back between parallel lines 135 feet to an alley.
>
> Being the same property conveyed to Charles Womack and wife, Anna Marie Womack, by deed from Artie C. Stofle, surviving tenant by the entirety, of record in Book 4451, page 424, Register's Office of Davidson County, Tennessee.

Such property is unencumbered, except for a lien for 1984 Davidson County property taxes, which have been prorated as of the date hereof and assumed by the Grantees, and except for that certain Deed of Trust executed by Charles Womack and wife, Anna Maria Womack, to Union Planters National Bank, Trustee, dated September 30, 1970 and recorded in Book 4451, page 426, Register's Office of Davidson County, Tennessee in favor of National Mortgage Company.

A part of the consideration for this conveyance is the assumption of the aforesaid Deed of Trust dated September 30, 1970 and filed for record in Book 4451, page 426, Register's Office of Davidson County, Tennessee and the note of even date thereby secured in the original principal sum of $16,250.00 which debt the Grantee herein assumes and agrees to pay as part payment of the purchase price.

This is improved property, known as 118 29th Avenue South, Nashville, Tennessee.

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.

Whenever 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 27th day of June, 1984.

BOOK 6330 PAGE 916

CHARLES L. WOMACK

Anna Maria Womack
ANNA MARIA WOMACK

STATE OF FLORIDA )
COUNTY OF BROWARD )

Personally appeared before me, Jean M. Cabot, a Notary Public of said county, Charles L. Womack and Anna Maria Womack, the within named 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 at office this 27th day of June, 1984.

Jean M. Cabot
Notary Public

My Commission Expires:
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES DEC 11 1985
BONDED THRU GENERAL INS. UNDERWRITERS

STATE OF Tennessee )
COUNTY OF Davidson )

The actual consideration for this transfer or value of property (whichever is greater) is $83,750.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

RUSH

AFFIANT

Sworn to and subscribed before me
this 2nd day of July, 1984.

Notary Public

My Commission Expires:
10/19/86

IDENTIF. REFERENCE
I 3 3 8 5 8
JUL 3 2 50 PM '84
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

GAC/vgf

# OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6330 PAGE 917

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

83750.00- CAMT.
217.62 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 224.12-
0621A07/03/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3 3 8 5 8

IDENTIF. REFERENCE

JUL 3 2 51 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0049771