FILE BOX 3

FORM No. WD-1

BOOK 6334 PAGE 179

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,508.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF July, 19 84

Notary Public

MY COMMISSION EXPIRES: 2-22-86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 1187 VULTEE BOULEVARD — NASHVILLE, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Manon D. Anderson	Engel Mortgage Company, Inc.	MAP 108-8
(NAME)	(NAME)	
3207 Lumberjack Road	P.O. Box 847	PARCEL 64
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37214	Birmingham, Alabama 35201	3D-85950
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Atlantic Realty, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Manon D. Anderson, unmarried

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 222-A of Zone Lot Division of Lots 220-222, Section 2, Larchwood Subdivision of record in Plat Book 5800, Page 278, amending Plat Book 5200, Pages 57, 58 and 59, 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 Atlantic Realty, Inc. by deed from Frank Batson and wife, Judy W. Batson, of record in Book 6153, Page 634, Register's Office for said County.

THIS conveyance is subject to Restrictive Covenants of record in Book 5479, Page 443, Book 5681, Page 532, Book 5688, Page 696, Book 6011, Page 130, Book 6137, Page 470 and Book 6138, Page 808, Register's Office for said County.

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

THIS conveyance is subject to a Deed of Trust executed by Frank Batson and wife, Judy W. Batson, to Michael L. Padalino, Trustee, for Engel Mortgage Company, Inc., dated October 4, 1983, with a present unpaid principal balance of approximately $51,422.84, of record in Book 6153, Page 35, which the Grantee herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

unimproved ( ) property, known as 3207 Lumberjack Road, Nashville, TN 37214
is is improved (XX) (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 heir 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 covey 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 my hand this 3rd day of July, 1984

Atlantic Realty, Inc.

by Gordon Waker
Secretary & Treasurer

BOOK 6334 PAGE 180

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Atlantic Realty, Inc.

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 3rd day of July 19 84

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Gordon Weaver and _____ with whom I am personally acquainted and who upon ~~their respective oaths~~ his oath acknowledged ~~(they respectively)~~ himself to be the Secretary-Treasurer and _____ respectively of the Atlantic Realty, Inc. the within named bargainor, and corporation, and that ~~(they)~~ (he) as such Gordon Weaver and _____ being authorized so to do, execute 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 Nashville, Tennessee on this the 3rd day of July 19 84

My commission expires 7-17-86

Judy Lee
Notary Public

JUDY LEE NOTARY PUBLIC STATE OF TENNESSEE

I 34901

WARRANTY DEED

FROM
Atlantic Realty, Inc.

IDENTIF. REFERENCE

TO
Manion D. Anderson

Jul 10 8 48 AM '84
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

RETURN TO:
SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY-AT-LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6334 PAGE 181

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

54308.00- CAMT.
141.18 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 147.68-
2020A07/10/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3490 901

County Reference
Jul 10 8:48 am '84
Felix Z. Wilson, II
Register
Davidson County, Tn.

No.0051125