File Box 43

BOOK 6335 PAGE 308

NASHVILLE, TENN. 37201

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,934.30

Virginia M. Schwartz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JUNE 19 84

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE UNION STREET, CORNER OF FIRST AND UNION, NASHVILLE, TN. 37201
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP - PARCEL NUMBERS |
|---|---|---|
| Virginia M. Schwartz | ENGEL MORTGAGE COMPANY, INC. | 2D-11290 |
| (NAME) | (NAME) | |
| 2029 Rice Avenue | P. O. Box 847 | 135 #18 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, TN 37217 | Birmingham, Alabama 35201 | |
| (CITY) (STATE) (P.O. ZIP) | (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, SARAH A. LEAGUE VICTORY and husband, WAYNE VICTORY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO VIRGINIA M. SCHWARTZ, 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 No. 17 on the Plan of D. W. White's Subdivision at Una and an adjacent tract of land, property as described in Book 4723, Page 154, of the Register's Office, Davidson County, Tennessee, and also described according to a survey by John Kohl, Surveyor, dated June 5, 1978, as follows:

SAID Lot No. 17 and an adjoining tract of land fronts 75 feet on the southerly margin of Rice Avenue and runs back between parallel lines, 200 feet to a dead line in the rear measuring 75 feet thereon.

BEING the same property conveyed to Ronald R. League and wife, Sarah A. League, by deed from Kenneth H. Crowell and wife, Patricia J. Crowell, of record in Book 5296, Page 536, said Register's Office, and by Quitclaim Deed from Ronald R. League to Sarah A. League, of record in Book 5829, Page 866, Register's Office for Davidson County, Tennessee.

AS PART OF THE ABOVE CONSIDERATION, IT IS AGREED AND UNDERSTOOD that the above named Grantee assumes and agrees to pay the remaining unpaid balance on a promissory Note secured by a Deed of Trust, of record in Book 5296, Page 538, said Register's Office, payable according to the terms and conditions therein.

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

Wayne Victory, husband of the above named Sarah A. League Victory, joins in this conveyance for the purpose of conveying any right and title that he may now, or at any time in the future have in subject property, especially his marital rights.

07/11 120.64 - CHECK

This is improved (X) unimproved ( ) property, known as 2029 Rice Avenue (House Number) (Street) Nashville, Tennessee 37217 (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, esate, 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 23rd day of June, 19 84

x Sarah A. League Victory
Sarah A. League Victory

x Wayne Victory
Wayne Victory

2529

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 Sarah A. League Victory and husband, Wayne Victory

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 23rd day of June 19 84.

Commission expires 11-1-87

Notary Public

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE

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
SARAH A. LEAGUE VICTORY et vir
WAYNE VICTORY

TO
VIRGINIA M. SCHWARTZ

I 35293

IDENTIFICATION REFERENCE

JUL 11 10 54 AM '84

DAVIDSON COUNTY, TN

Return to:
LAWYER'S ESCROW SERVICE
ONE UNION STREET
CORNER OF FIRST AND UNION
NASHVILLE, TENNESSEE 37201

## OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6335 PAGE 310

| | | |
|---|---|---|
| CD -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 |
|---|---|---|---|---|
| | | | 43934.30- CAMT. | |
| | | | 114.14 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 120.64- |
| 2529A | 07/11/84 | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3529 3

IDENTIF. REFERENCE

JUL 11 10 54 AM '84

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No.0051624