6071

BOOK 5354 PAGE 617

FORM NO. WD-1

226 08/07 175.50- CHECK

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IDENTIF. REFERENCE

AUG 7 11 06 AM '84

FELIX E. MARTIN, JR. REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Ward W. Arbanas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF AUGUST 1984

Notary Public

MY COMMISSION EXPIRES: 10/23/1986

(AFFIX SEAL)

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
WARD W. ARBANAS, JR., et ux (NAME)	SOVRAN MORTGAGE CORPORATION (NAME)	150-6-32
2981 Cherry Hills Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 26388 (STREET ADDRESS)	2D 59314
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Richmond, Virginia 23260 (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, JAMES R. RICHARDS, JR., and wife, JANE F. RICHARDS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WARD W. ARBANAS, JR., and wife, JUANITA F. ARBANAS,

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. 10 on the Plan of Percy Priest Meadows, Section 1, of record in Book 4675, page 110, said Register's Office, to which plan reference is made for a more complete description.

BEING the same property conveyed to James R. Richards Jr., and wife, Jane F. Richards, by deed from Jack Williams and wife, Frances E. Williams, of record in Book 4957, page 735, Register's Office for Davidson County, Tennessee.

IT IS AGREED AND UNDERSTOOD that the Deed of Trust held by SOVRAN MORTGAGE CORPORATION, of record in Book 4957, page 737, said Register's Office is to remain in full force and effect against the subject property.

This is unimproved ( ) improved (X) property, known as 2981 Cherry Hills Drive, Antioch, Tennessee 37013
(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 1st day of August, 1984

James R. Richards Jr.
JAMES R. RICHARDS, JR.

Jane F. Richards
JANE F. RICHARDS

by James R. Richards Jr.

STATE OF TENNESSEE
Davidson County

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THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named JAMES R. RICHARDS, JR.

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 1st day of August, 1984.

Commission expires 10/19/86

_____
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

TO

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

STATE OF TENNESSEE)
DAVIDSON COUNTY)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JAMES R. RICHARDS, JR., to be known to be the person who executed the foregoing instrument in behalf of JANE F. RICHARDS as her attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said JANE F. RICHARDS, as though she personally had acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 1st day of August, 1984.

_____
NOTARY PUBLIC

My Commission Expires: 10/19/86

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____ BOOK 6354 PAGE 619

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
			65000.00-	CAMT.
			169.00	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 175.50-
			0226A08/07/84	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 1 4 5 7

IDENTIF. REFERENCE

Aug 7 11 06 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0059081