File Box

BOOK 6366 PAGE 925

FORM NO. WD-1

I 45294

IDENTIF. REFERENCE

AUG 24 1 35 PM '84

REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF August 19 84.

Notary Public

MY COMMISSION EXPIRES: 11-1-87

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
JOHN V. ADAMS, ATTORNEY
3813 Cleghorn Ave. - Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph H. Folk, et al (NAME)	Colonial Mortgage Service Corp. (NAME)	MAP 144-10
6117 Chickering Court (STREET ADDRESS OR ROUTE NUMBER)	7320 Old York Road (STREET ADDRESS)	PARCEL 36
Nashville, Tn. 37215 (CITY) (STATE) (P. O. ZIP)	Philadelphia, PA. 19126 (CITY) (STATE) (ZIP)	FH-04135

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, The Jim Halsey Company, Inc.,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph H. Folk and Jody F. Schwartz, as joint tenants with right of survivorship,

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. 58 on the plan of Chickering Valley of record in Book 2331, pages 121,122 and 123, Register's Office for said County.

Said Lot No. 58 fronts 160.0 feet on the westerly margin of Chickering Court and extends back 514.8 feet on the northerly line and 527.0 feet on the southerly line to a broken line in the rear, measuring 159.4 feet thereon.

Being the same property conveyed to Grantor by deed from William Mostad and wife, Bernice A. Mostad, recorded in Book 5167 at page 167 in said Register's Office.

This conveyance is made subject to (a) property taxes for 1984 which have been prorated and for which Grantees will be responsible, (b) restrictive covenants recorded in Book 2542 at page 25 in said Register's Office and (c) the matters on said plan.

As part of the consideration for this conveyance, Grantees assume and agree to pay the indebtedness evidenced by the note referenced in the deed of trust recorded in Book 5167 at page 169 in said Register's Office (Loan No. 00386-3188230), according to the terms thereof as modified. Grantor hereby assigns to Grantees the escrow account in connection therewith.

The execution of this deed by Grantor is effected by the signature of its attorney-in-fact, Phyllis Phillips, pursuant to the Special Power-of-Attorney recorded in said Register's Office immediately prior to the recording hereof.

This is unimproved ( ) improved (X) property, known as 6117 Chickering Court, Nashville, Tennessee 37215
(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 its hand this 22nd day of August, 19 84

The Jim Halsey Company, Inc.

BY: Phyllis Phillips

Phyllis Phillips, Attorney-in-fact

08/24/84 1:35 PM 4377

STATE OF TENNESSEE
Davidson County

Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Phyllis Phillips, to me known to be the person who executed the foregoing instrument in behalf of The Jim Halsey Company, Inc., who acknowledged that she executed the same as the free act and deed of said The Jim ~~the bargainor, with whom I am personally acquainted, and who acknowledged that~~ Halsey Company, Inc. ~~executed the within instrument for the purposes therein contained.~~ Witness my hand and official seal at Nashville, Tennessee, this 22nd day of August, 19 84

Commission expires 11-1-87

John V. Adams
Notary Public

NOTARY PUBLIC AT LARGE TENNESSEE

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
The Jim Halsey Company, Inc.

TO
Joseph F. Folk and Jody F. Schwartz

JOHN V. ADAMS, ATTORNEY
3813 Cleghorn Ave.
Nashville, Tennessee 37215

STATE OF TENNESSEE

COUNTY OF DAVIDSON

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

References to the singular include the plural, when applicable.

Phyllis Phillips

Affiant, Phyllis Phillips

Sworn to and subscribed before me this

22nd day of August, 1984.

John V. Adams

Notary Public, John V. Adams

My Commission Expires: 11-1-87

JOHN V. ADAMS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

125000.00- CONT.
325.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 334.50-
4977A08/24/84 CAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 5 2 9 4 1

IDENTIF. REFERENCE

Aug 24 1 35 PM '84

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 0063671