80427

FORM NO. WD-1

BOOK 6373 PAGE 600

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,224.98

Ronald L. Gabriel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August, 19 84

Notary Public

MY COMMISSION EXPIRES: 1-10-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Buck, Baker & Bramlett, 7003 Chadwick Drive, Suite 140, Brentwood, Tennessee 37027
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald L. Gabriel (NAME)	Union Modern Mortgage (NAME)	133-11
3840 Valley Ridge Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 3318 (STREET ADDRESS)	125
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Little Rock, Arkansas 72203 (CITY) (STATE) (ZIP)	6DA-80215

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, Michael E. Fluty and wife, Theresa Sue Fluty

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald L. Gabriel, 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. 144 on the Plan of Valley View Meadows Subdivision, Section 11, as of record in Book 3600, page 60, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael E. Fluty and wife, Theresa Sue Fluty by deed from Donald E. Gerstle and wife, Stefanie Vaughan Gerstle, of record in Book 5993, page 680, Register's Office for Davidson County, Tennessee.

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

Grantee herein agrees to assume and indebtedness of record in Book 5993, page 683, Register's Office for Davidson County, Tennessee, in the original principal amount of $57,150.00.

CHECK

147281

IDENTIF. REFERENCE

SEP 4 12 11 PM '84

FEE REGISTER AND REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 3840 Valley Ridge Drive, Nashville, Tennessee
(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 30th day of August, 19 84

MICHAEL E. FLUTY

THERESA SUE FLUTY

09/04 159.2

7411

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 Michael E. Fluty and wife, Theresa Sue Fluty

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 30th day of August 19 84

Commission expires 1-18-87

Eddie Montgomery
Notary Public

EDDIE MONTGOMERY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ (his oath) (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____ (they), 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
Michael E. Fluty and Theresa Sue Fluty

TO
Ronald L. Gabriel, unmarried

PREPARED BY:
BUCK, BAKER & BRAMLETT
200 4th Ave., North
Suite 618
Nashville, Tennessee 37219-2180
Phone: (615) 244-8100

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6373 PAGE 602

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			62224.98-	CAMT.
			161.72	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 168.22-
			7411A09/04/84	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-47281

IDENTIF. REFERENCE

SEP 4 12 11 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0066026