#3510

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

Hugh C. Howser, Jr.
Trabue, Sturdivant & DeWitt
26th Floor-L&C Tower
Nashville, Tennessee 37219

BOOK 6383 PAGE 592

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. & Mrs. Jerry L. Dean (NAME)	Mortgage Corporation of the South (NAME)	128-10
106 Colt Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 10726 (STREET ADDRESS)	135
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35202 (CITY) (STATE) (ZIP)	9D-63182

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, RESIDENTIAL PROPERTIES, LTD., a limited partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JERRY L. DEAN and wife CHERYL DEAN

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 132 on the Plan of Stacy Square, Section 4, as of record in Plat Book 4460, page 12, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Residential Properties, Ltd. by quitclaim deed from Charles Gregory Smith of record in Book 5301, page 554, said Register's Office.

This conveyance is made subject to: 1984 Taxes, which have been prorated and assumed by the Buyer(s); (2) Restrictions of record in Book 4504, page 406 and; (3) All matters appearing on the Plan of record in Plat Book 4460, page 12, said Register's Office.

As part of the consideration for this transfer, the grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated October 7, 1976, in the original principal sum of $28,550.00, payable to Mortgage Corporation Of The South in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 5077, page 755 and rerecorded in Book 5082, page 433, said Register's Office.

This is improved (XX) unimproved ( ) property, known as 106 Colt Court Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 14th day of September, 1984.

RESIDENTIAL PROPERTIES, LTD.

BY: _____

CHARLES GREGORY SMITH

STATE OF TENNESSEE
COUNTY OF _____

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____

_____

the bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ _____ as such _____.

Witness my hand and official seal, at _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Charles Gregory Smith, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the general partner of Residential Properties, Ltd., the within named bargainor, a partnership, and that he as such general partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as general partner.

Witness my hand and seal, at office in Nashville, Tennessee, this 14th day of September, 1984.

Commission expires 4-19-87

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF September, 1984

MY COMMISSION EXPIRES: 4-19-87
(AFFIX SEAL)

Notary Public

I 5 0 1 6 2

WARRANTY DEED

FROM

RESIDENTIAL PROPERTIES, LTD.,

a limited partnership

TO

JERRY L. DEAN and wife,

CHERYL DEAN

IDENTIFICATION REFERENCE

SEP 17 2 31 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Return to:
First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926
File Box #38

OFFICIAL RECEIPT

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

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RECEIVED OF _____

FOR _____

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

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

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			49500.00- CAMT.	
			128.70 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	135.20-
1022A	09/17/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 0 1 6 2

IDENTIF. REFERENCE

Sep 17 2 31 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0069536