mail

SEND TAX BILLS:
Engel Mortgage Company, Inc.
P.O. Box 847
Birmingham, Alabama 35201
ADDRESS NEW OWNER:
4804 Shasta Drive
Old Hickory, Tn.

This instrument prepared by:
CARL H. OLDHAM
Attorney at Law
Hendersonville, Tennessee
Map 64-12
Parcel 41
4D-60838

WARRANTY DEED

BOOK 6385 PAGE 503

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, DELORES ANN GAFFORD, UNMARRIED, hereinafter called the GRANTOR, has this day bargained and sold and by these presents does transfer and convey unto DONALD P. MINIARD AND WIFE, MARGARET S. MINIARD, as tenants by the entirety, hereinafter called the GRANTEE, their heirs, successors, and assigns forever, the following described property to wit:

Land in Davidson County, Tennessee, being Lot No. 339 on the Plan of Sherwood Forest, Section 4, as of record in Book 4460, Pages 182 and 183, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Delores Ann Gafford by deed from Zack R. Cheek and wife, Emelyn Cheek and Bobby J. Bowers and wife Ina C. Bowers of record in Book 5580, Page 921, Register's Office for ~~Sumner~~ Davidson County, Tennessee.

Subject to all restrictions and easements of record.

As part of the consideration for this conveyance GRANTEE agrees to assume and promises to pay, according to the terms and conditions thereof, the unpaid balance due on a first mortgage deed of trust of record in Book 5580, Page 924, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to the GRANTEE, their heirs, successors and assigns, forever.

AND THE GRANTOR covenants with the GRANTEE that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as herein provided.

Loan assumed is a graduated mortgage payment loan.

157.30 CHECK

CARL H. OLDHAM
ATTORNEY AT LAW
305 WEST MAIN STREET
HENDERSONVILLE, TENNESSEE
37075
615-824-0999

1758

THE GRANTOR further covenants and binds herself, her heirs, successors and assigns to warrant and defend the title to the said land to the GRANTEE, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

BOOK 6385 PAGE 504

IN WITNESS WHEREOF, the GRANTOR has hereunto set her hand on this the 12 day of September, 1984.

Delores Ann Gafford
DELORES ANN GAFFORD

STATE OF TENNESSEE
COUNTY OF SUMNER

On this the 12 day of September, 1984, before me personally appeared DELORES ANN GAFFORD, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal at Hendersonville, Tennessee, this the 12 day of September, 1984.

Paulette P. Oldham
NOTARY PUBLIC

My Commission Expires:
1-21-87

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $ 57,962.17.

Donald Parsons
AFFIANT

Subscribed and sworn to before me, this the 12 day of September, 1984.

Paulette P. Oldham
NOTARY PUBLIC

My Commission Expires:
1-21-87

PAULETTE P. OLDHAM NOTARY PUBLIC SUMNER COUNTY, TENN.

PAULETTE P. OLDHAM NOTARY PUBLIC SUMNER COUNTY, TENN.

CARL H. OLDHAM
ATTORNEY AT LAW
305 WEST MAIN STREET
HENDERSONVILLE, TENNESSEE
37075
615-824-0909

FELIX A. WILSON REGISTER
DAVIDSON COUNTY, TN
SEP 20 9 08 AM '84
IDENTIF. REFERENCE
I 5 0 7 7 9

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6385 PAGE 505

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

57962.17- CAMT.
150.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 157.30-
1758A09/20/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 0 7 7 9

IDENTIF. REFERENCE

SEP 20 9 08 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0070246