BOOK 6400 PAGE 590

I 55573

IDENTIFICATION REFERENCE

Oct 10 11 53 AM '84

RUSH

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $54,246.87

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF October, 1984

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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 Ross, Jr. et ux (NAME)	Mortgage Corporation of the South (NAME)	Map 50-14
3219 Sennadale Lane (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 10726 (STREET ADDRESS)	Parcel 202
Nashville, TN 37207 (CITY) (STATE) (P. O. ZIP)	Birmingham, AL 35202 (CITY) (STATE) (ZIP)	12DZ 31435

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, Alexander R. Bonner and wife, Beverly J. Bonner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph Ross, Jr. and wife, Wilma Jean Ross

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. 275 on the plan of Section Two, Parkwood Estates, of record in Book 3300 at page 5, Register's Office for said County.

Said Lot No. 275 fronts 75.17 feet on the westerly margin of Sennadale Lane and extends back 143.3 feet on the northerly line and 137.0 feet on the southerly line to a dead line in the rear on which it measures 72.5 feet.

Being the same property conveyed to Alexander R. Bonner and wife, Beverly J. Bonner by deed from Harvey M. Lamaide and wife, Mary Ellen Lamaide of record in Book 5158 at page 234, Register's Office for said County.

This conveyance is made subject to: (a) property taxes for 1984 for which Grantee will be responsible; (b) restrictive covenants of record in Book 3249 at page 345, Book 3309 at page 615 and Book 3616 at page 269 all in said Register's Office; and (c) the matters set forth on said plan.

As part of the consideration for this conveyance, Grantees assume and agree to pay the indebtedness evidenced by the note to which reference is made in the deed of trust recorded in Book 5158 at page 236, said Register's Office (Mortgage Corporation of the South #094170) according to the terms thereof and Grantors hereby assign to Grantees the escrow account in connection therewith.

This is unimproved ( ) improved (X) property, known as 3219 Sennadale Lane, 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 hands this 4th day of October, 1984

Alexander R. Bonner

Beverly J. Bonner

STATE OF TENNESSEE
Davidson County

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1984 OCT 19 4 47 PM DAVIDSON COUNTY REGISTER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alexander R. Bonner and wife, Beverly J. Bonner

the bargainors, 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 4th day of October 19 84

Commission expires 11-24-87

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
Alexander Bonner and wife,

Beverly J. Bonner

TO
Joseph Ross, Jr. and wife

Wilma Jean Ross

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

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

54246.87- CAMT.
140.92 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 147.42-
748|A|0/10/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 5 5 7 3

IDENTIF. REFERENCE

Oct 10 11 58 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0075814