File Box 3

FORM No. WD-1

BOOK 6417 PAGE 835

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 4-7-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 1187 VULTEE BOULEVARD — NASHVILLE, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randell D. Frey (NAME)	Wachovia Mortgage Company (NAME)	MAP 75-8
679 Frankfort Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 3174 (STREET ADDRESS)	PARCEL 167
Hermitage, TN 37076 (CITY) (STATE) (P.O. ZIP)	Winston-Salem, NC 27102 (CITY) (STATE) (ZIP)	4D-24981

FOR AND 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, Joseph A. Metz and wife, Barbara T. Metz

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Randell D. Frey and wife, Emily B. Frey

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. 523, Tulip Grove, Section 9, as of record in Plat Book 4675, Page 135, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Joseph A. Metz by deed from Aubrey H. Johnson, Jr. and wife, Thea Johnson of record in Book 6035, Page 149, Register's Office for said County.

THIS conveyance is subject to Restrictive Covenants of record in Book 4846, Page 924, Register's Office for said County.

THIS conveyance is subject to any and all existing restrictions and easements of record.

THIS conveyance is subject to a Deed of Trust executed by Aubrey H. Johnson, Jr. and wife, Thea Johnson, to J. G. Palmer, Trustee for Commerce Union Bank, dated February 22, 1983, and filed for record on March 1, 1983, in Book 6013, Page 566, Register's Office for Davidson County, Tennessee, with an approximate unpaid principal balance of 50,493.46, which the Grantee herein hereby assumes, and agrees to pay. The escrow account in Connection with this loan is hereby transferred to the Grantees herein.

This is improved (XX) unimproved ( ) property, known as 679 Frankfort Drive, (House Number) (Street) Hermitage, TN 37076 (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 heir 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 covey 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 October, 19 84

Barbara T. Metz

Joseph A. Metz

Barbara T. Metz joins in this conveyance to convey any and all rights she may have to said property.

11/02 4:34 PM

4041

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph A. Metz and wife, Barbara T. Metz

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 October, 19 84

Commission expires 2-28-87

Notary Public

STATE OF TENNESSEE
COUNTY OF

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, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute 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
Joseph A. Metz
Barbara T. Metz

TO
Randell D. Frey
Emily B. Frey

RETURN TO:
SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY-AT-LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

16964

IDENTIF. REFERENCE

Nov 2 9 07 AM '84

DAVIDSON COUNTY, TN

EXH. 3

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

56900.00- CAMT.
147.94 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 154.44-
4041A11/02/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 0 9 6 4

IDENTIF. REFERENCE

Nov 2 9 07 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0082182