3591

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
Suite C-11, The Paddock, 229 Ward Circle
Brentwood, Tennessee 37027

BOOK 6436 PAGE 3

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ms. Lois M. Spence (NAME)	Wachovia Mortgage Company (NAME)	Map 161-3
~~5004 North Hilson Drive~~ (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 3174 (STREET ADDRESS)	Parcel 157
~~Nashville~~ (CITY) ~~Tennessee~~ (STATE) ~~37211~~ (P. O. ZIP)	Winston-Salem, NC 27102 (CITY) (STATE) (ZIP)	FB# 6DU-65866

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, JAMES O. GORIN and wife VICKI L. GORIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LOIS M. SPENCE

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. 38 on the Plan of McMurray Park as of record in Plat Book 5050, page 89, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James O. Gorin and wife, Vicki L. Gorin by deed from John Robert Robinson and wife, Cheryl Jean Robinson of record in Book 6054, page 337, said Register's Office.

This conveyance is made subject to (1) Restrictions of record in Book 5185, page 137; and (2) All matters appearing on the Plan of record in Plat Book 5050, page 89.

As part of the consideration for this transfer, the grantees herein assume and agree to pay the principal balance now due plus future interest on two certain notes, the first dated April 4, 1978, in the original principal sum of $32,200.00, payable to Commerce Union Bank in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 5269, page 911, said Register's Office, and the second dated May 6, 1983, in the original principal sum of $19,250.00, payable to John Ronald Bramblett and wife, Mary Stone Bramblett in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 6054, page 340, and modified in Book 6436, page 1, said Register's Office.

16664

IDENTIF. REFERENCE

Nov 29 3 04 PM '84

REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 5004 North Hilson Drive Nashville, Tennessee 37211

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 27th day of November, 1984.

James O. Gorin
JAMES O. GORIN

Vicki L. Gorin
VICKI L. GORIN

252

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES O. GORIN and wife, VICKI L. GORIN

the bargainor S, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 27th day of November, 19 84.

My commission expires 1/20/85 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, or proved to me on the basis of satisfactory evidence, 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 WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,000.00

Lois M. Spence
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF November, 1984.

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

Notary Public

WARRANTY DEED

FROM

JAMES O. GORIN and wife, VICKI L. GORIN

TO

LOIS M. SPENCE

Return to:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

File Box 38

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6436 PAGE 5

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
			58000.00- CAMT.	
			150.80 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 157.30-	
0992A	11/29/84		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

166641

IDENTIF. REFERENCE

Nov 29 3 04 PM '84

REGISTER
DAVIDSON COUNTY, TN

No.0088931