3047

FORM NO. WD-1

I.7.5.6.1.9

IDENTIF. REFERENCE

JAN 9 11 08 AM '85

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

BOOK 6470 PAGE 704

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,940.10

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF DECEMBER, 19 84

Notary Public

MY COMMISSION EXPIRES: 7/18/87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT W. BRANCH, JR. (NAME)	SOUTHEAST MORTGAGE COMPANY (NAME)	162-3
367 Binkley Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 026058 (STREET ADDRESS)	259
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Miami, Florida 33102 (CITY) (STATE) (ZIP)	504 46167

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, HOWARD W. ANDERSON and GEORGE ANTON,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT W. BRANCH, JR., and wife, CHRISTINE C. BRANCH,

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. 196 on the Plan of Haywood Hills, Section III, as of record in Book 4460, page 164, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Howard W. Anderson and George Anton, by deed from George S. Pegram and wife, Wanda F. Pegram of record in Book 6423, page 29, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to SOUTHEAST MORTGAGE COMPANY, of record in Book 4981, page 39, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (XX) property, known as 4149 Apache Trail, Antioch, Tennessee 37013
(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 28th day of December, 19 84

Howard W. Anderson
HOWARD W. ANDERSON

George Anton
GEORGE ANTON

01/09 141.44- CHECK

2164

STATE OF TENNESSEE
Davidson County

BOOK 6470 PAGE 705

THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named HOWARD W. ANDERSON and GEORGE ANTON,

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 28th day of DECEMBER 19 84

Commission expires 7/18/87

Dotty G. Chrisman
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) as such _____ and (they) _____, 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

TO

PREPARED BY:
SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201
Phone: 259-3666

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

51940.10+ CAMT.
134.94 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 141.44-
2164A01/09/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 5 6 1 9

IDENTIF. REFERENCE

JAN 9 11 09 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 99822