80430

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF January 19 85

Notary Public

MY COMMISSION EXPIRES: 1-19-86

(AFFIX SEAL)

BOOK 6471 PAGE 7

THIS INSTRUMENT WAS PREPARED BY I. DYKE TATUM, Attorney		
Suite 200, Realtors Building, 306 Gay Street, Nashville, Tennessee 37201		
ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CEW Properties, Limited (NAME)	Kentucky Mortgage Company (NAME)	107-13-19 & 107-13-159
214 City Square (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 13013 (STREET ADDRESS)	
Hendersonville, TN 37075 (CITY) (STATE) (P.O.ZIP)	Lexington, Kentucky 40512 (CITY) (STATE) (ZIP)	

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, Phil Speer, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CEW Properties, Limited, a Tennessee Limited Partnership

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 Lots Nos. 1 and 2 on the plan of the Resubdivision of Lot 7, Patricia Height, Section One, of record in Book 5060, page 42, Register's Office for said County.

Said Lot No. 1 fronts 85.4 feet on the easterly margin of Patricia Drive and extends back 258.26 feet on the southerly line and 218.0 feet on the northerly line to a dead line in the rear, measuring 128.0 feet thereon.

SAID lot No. 2 fronts 75 feet on the easterly margin of Patricia Drive and extends back 258.26 feet on the northerly line and 279.1 feet on the southerly line to a broken line in the rear, measuring 137.50 feet thereon.

BEING the same property conveyed to Howard W. Anderson and George Anton by deed from Richard A. Pearson and wife, Gwendolyn F. Pearson, of record in Book 5037, page 840, said Register's Office; and being the same property conveyed to Phil Speer by deed from Howard W. Anderson and George Anton which is being placed of record simultaneously herewith.

This conveyance is made subject to restrictive covenants of record in Book 2542, page 519, Book 6045, page 421 and Book 6067, page 762, all in said Register's Office, and to the matters set forth in the above referenced plan of record.

The property herein conveyed is subject to a first mortgage Deed of Trust of record in Book 4712, page 780, said Register's Office, and subject to a second mortgage Deed of Trust to Howard W. Anderson and George Anton which is being placed of record prior to this conveyance, which mortgage is not assumed by the Grantee herein. (Continue on back)

unimproved ( )
This is improved (X) property, know as 1004 Patricia Drive, Nashville, Tennessee 37217
(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 convenant 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 my hand this 8th day of January, 19 85

Phil Speer

CHECK

01/85

0250

STATE OF TENNESSEE
Davidson County

BOOK 6471 PAGE 8

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phil Speer

the bargainor, with whom I am personally acquainted, * and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8th day of January 1985.

Commission expires 1-19-86

Notary Public

* or proved to me on the basis of satisfactory evidence.

I. DYKE TATUM NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

* or proved to be on the basis of satisfactory evidence.

WARRANTY DEED

FROM
Phil Speer, Unmarried

TO
CEW Properties, Limited, a Tennessee Limited Partnership

FELIX P. WILKINSON II REGISTER
DAVIDSON COUNTY, TN
JAN 9 | 40 PM '85

IDENTIF. REFERENCE

I. DYKE TATUM, Attorney
Suite 200, Realtors Building
306 Gay Street
Nashville, Tennessee 37201

I. 7. 5. 6. 7. 8.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a third mortgage Deed of Trust to Howard W. Anderson and George Anton which is being placed of record simultaneously herewith.

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

RECEIVED OF _____

FOR _____

BOOK 6471 PAGE 9

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
			82000.00- CAMT.	
			213.20 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	219.70-
2250A01/09/85			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 5 6 7 8

IDENTIF. REFERENCE

JAN 9 1 49 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 99906