Box 30

BOOK 6472 PAGE 245

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 54508.00

Subscribed and sworn to before me, this the 07 day of January 19 85

My commission expires: January 19, 1986 (Affix Seal)

Affiant

Notary Public

# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Realtors Building, 306 Gay Street, Suite 203, Nashville, Tennessee 37201

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: |
|---|---|
| John H. Sholts | Mortgage Corp. of the South |
| 108 Pettus Road | P.O.Box 10726 |
| Antioch, Tennessee 37013 | Birmingham, Ala. 35202 |
| STREET ADDRESS / CITY / STATE / ZIP | STREET ADDRESS / CITY / STATE / ZIP |
| MAP & PARCEL NO. 181 116.00 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, William P. Williams and wife, Wanda J. Williams

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO John H. Sholts and wife, Bernadine A. Sholts

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Beginning at a point in the easterly margin of Pettus Road, said point being northwest corner of the property conveyed to Luther K. Buchanan, et ux, by deed from John S. Gooch, of record in Book 3223, page 590, Register's Office for Davidson County, Tennessee; thence South 86 deg. 10 min. East 150 feet; South 87 deg. 42 min. East 150 feet; South 88 deg. 22 min.. East 199 feet; South 89 deg. 30 min. East 141 feet to a post; South 24 deg. 00 min. East 5.5 feet to a post; South 10 deg. 45 min. West 58 feet to a 16-inch oak; South 0 deg. 40 min. West 43 feet to a post; South 12 deg. 00 min. East 35 feet to a 3-inch beech; South 4 deg. 40 min. West 31 feet to an 18-inch maple; South 10 deg. 40 min. West 68 feet to a stake; thence North 82 deg. 28 min. West 670 feet to a stake in the easterly margin of Pettus Road; thence along the easterly margin of Pettus Road, North 13 deg. 55 min. East 175 feet to the point of beginning, according to a survey by John Kohl dated November 5, 1984.

Being the same property conveyed to William P. Williams and wife, Wanda J. Williams by deed recorded in Book 6355 at page 579, Register's Office for Davidson County, Tennessee.
This conveyance is subject to taxes for the year 1985 and subsequent years, easements and restrictive covenants of record, and a Deed of Trust for the benefit of Mortgage Corp. of the South, which the Grantee(s) herein agree to assume and pay.

I 7 6 0 4 1

IDENTIF. REFERENCE

JAN 10 1 02 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

THIS IS _____ IMPROVED PROPERTY KNOWN AS 108 Pettus Road, Antioch, Tennessee 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular 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 07 day of January 19 85

William P. Williams

Wanda J. Williams

01/10 148.20- CHECK

3571

State of Tennessee
County of Davidson

BOOK 6472 PAGE 246

On this 07 day of January, 19 85, before me personally appeared William P. Williams and wife, Wanda J. Williams to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

January 19, 1986

Notary Public
Brent A. Campbell

NOTARY PUBLIC CAMPBELL LARGE

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

Notary Public

# WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
Realtors Building
306 Gay Street Suite 203
Nashville, Tennessee 37201

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____ BOOK 6472 PAGE 247

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 54508.00- | CAMT. |
| | | | 141.70 | CSTAX |
| | | | .50 | PRFEE |
| | | | 6.00 | WDEED |
| | | | | CHECK 148.20- |
| | | | 267 A01/10/85 | BAL .00 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

I 7 6 0 4 1

IDENTIF. T REFERENCE

JAN 10 1 08 PM '85

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

**No. 100317**