THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:

John D. Couch, Jr. et ux
306 Rachels Court, E.
Hermitage, TN 37076

SEND TAX BILLS TO:

AM SOUTH MORTGAGE
P.O. BOX 847
BIRMINGHAM, ALABAMA
35283

MAP-PARCEL NUMBERS:

150-7
61
2D-70310

BOOK 6476 PAGE 719

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Perry A. Sawyer and wife, Muriel H. Sawyer, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto John D. Couch, Jr. and wife, Mary Katherine Couch, hereinafter called the Grantee, Grantee's 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. 62 on the plan of Section One, Towne Village of the Country, of record in Book 5200, pages 55 and 56, Register's Office for said County.

SAID Lot No. 62 fronts 65.0 feet on the southwesterly margin of New Towne Road and extends back 170.00 feet on the northwesterly line and 100.0 feet on the southeasterly line to a dead line in the rear, measuring 95.53 feet thereon.

BEING the same property conveyed to Perry A. Sawyer and wife, Muriel H. Sawyer, "as tenants by the entirety", by deed from Michael Eckert and wife, Jane Eckert, of record in Book 5636, page 646, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 5289, page 687, and Book 5456, page 511, both in the 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 grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Engel Mortgage Company, Inc., of record in Book 5436, page 860, and re-recorded in Book 5469, page 225, both in the Register's Office for Davidson County, Tennessee, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said grantee.

This is (xxx) improved property, known as 3245 New Towne Road, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 7 day of January, 1985.

Perry A. Sawyer

Muriel H. Sawyer

STATE OF ~~TENNESSEE~~ FLORDIA
COUNTY OF ~~MANATEE~~

On this 7th day of January, 1985, before me personally appeared Perry A. Sawyer and Muriel H. Sawyer, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Notary Public, State of Florida at Large
My Commission Expires April 20, 1987

My Commission Expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___. BOOK 6476 PAGE 720

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 64,790.62.

+Mary Katherine Couch
Affiant

Subscribed and sworn to before me, this the 16th day of January, 1985

My Commission Expires: 10-24-88

_____
Notary Public

WARRANTY DEED

from:

PERRY A. SAWYER ET UX

to:

JOHN D. COUCH, JR. ET UX

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY

Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157
(TN-23169)

dp

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

JAN 17 | 45 PM '85

IDENTIFICATION REFERENCE

1.7.7.4.8.3

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

RECEIVED OF _____

FOR _____ BOOK 6476 PAGE 721

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

64790.62- CAMT.
168.48 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 174.98-
4413A01/17/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 7 4 8 3

IDENTIF. REFERENCE

JAN 17 1 45 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 102009