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FORM NO. WD-1

3158

I 8 0 5 4 3

IDENTIF. REFERENCE

FEB 1 9 18 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$68,502.00

Thomas E. Dean
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF January, 1985

W. K. Lee
Notary Public

MY COMMISSION EXPIRES: 2/11/87

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
David E. Mead, Attorney, 213 N. Main Street, Goodlettsville, TN 37072
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THOMAS E. DEAN (NAME)	CITY MORTGAGE SERVICES, INC. (NAME)	53-3-269
1400 Turner Street (STREET ADDRESS OR ROUTE NUMBER)	404 BNA Drive - Suite 201 (STREET ADDRESS)	4D 45000
Old Hickory, TN 37138 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (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, RODNEY A. JETT and wife, CLAUDIA A. JETT,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS E. DEAN and wife, TERESA B. DEAN,

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 Lot 143 of Section "B" on the Plan of E. I. Dupont de Nemours and Company's Subdivision of the Village of Old Hickory, as of record in Book 1424, Page 67, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to the within named Grantors by deed of record in Book 6456, Page 714, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all restrictions and easements of record.

AS PART OF THE CONSIDERATION herefore is the assumption of the Deed of Trust of record in Book 6456, Page 717, RODCTN, and note of even date thereby secured in the original principal amount of $58,802.00 payable to City Mortgage Services, Inc., which indebtedness the Grantees do hereby assume and agree to pay in accordance with the terms and conditions of said Note and Deed of Trust.

REFERENCE is hereby made to the Power of Attorney of Rodney A. Jett and wife, Claudia A. Jett, wherein Carl J. Jett is appointed as Attorney-in-Fact for the purpose of this conveyance. Said instrument being recorded simultaneously herewith.

This is improved (XX) unimproved ( ) property, known as 1400 Turner Street, Old Hickory, TN 37138
(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 30th day of January, 1985

Rodney A. Jett Carl Jett His attorney-in-fact
RODNEY A. JETT: By: Carl J. Jett, his Attorney-in-Fact

Claudia A. Jett Carl Jett Her attorney-in-fact
CLAUDIA A. JETT: By: Carl J. Jett, her Attorney-in-Fact

A-101

STATE OF TENNESSEE
Davidson County

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

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___

Commission expires _____

_____
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 / 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

WARRANTY DEED

FROM
RODNEY A. JETT et ux

TO
THOMAS E. DEAN et ux

REGISTER, PLEASE RETURN TO:
W. K. Georgas, Jr.
P. O. Box 1733
Hendersonville, TN 37077-1733

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of January, 1985, before me personally appeared CARL J. JETT, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same on behalf of RODNEY A. JETT and wife, CLAUDIA A. JETT said execution being the free act and deed of the said RODNEY A. JETT and wife, CLAUDIA A. JETT. Witness my hand and official seal at Madison, Tennessee.

W. K. Georgas, Jr., Notary Public
State of Tennessee at Large

My Commission Expires: 2/11/87

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

68502.00- CAMT.
178.10 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 184.60-
8158A02/01/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1805431

IDENTIF. REFERENCE

FEB 1 9 18 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 105642