FILE BOX 3

FORM No. WD-1

BOOK 6486 PAGE 657

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,900.00

X Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January, 19 85

Notary Public

MY COMMISSION EXPIRES: 10-12-85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 1187 VULTEE BOULEVARD — NASHVILLE, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Higgins (NAME)	Mortgage Trust Company (NAME)	104-11-A
2134 Fairfax Avenue, Unit D-14 (STREET ADDRESS OR ROUTE NUMBER)	2401 Hillsboro Road, Suite 100 (STREET ADDRESS)	62
Nashville, TN. 37212 (CITY) (STATE) (P.O. ZIP)	Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	24W-15122

FOR AND 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, Douglas K. Yoder, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark Higgins and J. Terry Higgins, Jr.

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:

A certain condominium being Unit No. D-14, Parcel No. 62 of the Villager West Condominiums, of record in Plat Book 5210, page 174, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said unit.

BEING the same property conveyed to Douglas K. Yoder by deed from Andrews Properties, Inc. and Cherokee Properties, Inc., of record in Book 5739, page 831, Register's Office for said County.

THIS conveyance is subject to Restrictive Covenants of record in Book 5452, page 419, Register's Office for said County.

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

I 8 0 9 3 9

T. IDENTIF. REFERENCE

FEB 5 8 31 AM '85

FELIX Z. WILSON JR. REGISTER DAVIDSON COUNTY, TN

CHECK 02/05 86.84 9655

This is improved (XX) unimproved ( ) property, known as ~~2134 Fairfax Avenue, Unit D-14, Nashville, TN. 37212~~ (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 heir 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 covey 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 my hand this 29th day of January, 19 85

Douglas K. Yoder

BOOK 6485 PAGE 658

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Douglas K. Yoder

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 29th day of January, 1985.

Commission expires 10-14-85

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 (their several oaths) acknowledged (his oath / themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he / they) as such _____ and _____ being authorized so to do, execute 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

Douglas K. Yoder

TO

Mark Higgins
J. Terry Higgins, Jr.

RETURN TO:

SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY-AT-LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

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

RECEIVED OF _____

FOR _____

BOOK 6486 PAGE 659

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
			30900.00- CAMT.	
			80.34 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	86.84-
8656A	02/05/85		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 80939

IDENTIF. REFERENCE

FEB 5 8 31 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 106119