FILE BOX 45

BOOK 6491 PAGE 448

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,500.00

R. Dwayne Conner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF February 1985

Notary Public

MY COMMISSION EXPIRES: 10-10-85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CHARLES F. BROWN, JR - 1161 Murfreesboro Road - Suite 316 - Nashville, TN 37217

NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
R. Dwayne Conner (NAME)	AmSouth Mortgage Company, Inc. (NAME)	MAP 108-16
1413 Timber Valley Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 847 (STREET ADDRESS)	PARCEL 62
Nashville, TN 37214 (CITY) (STATE) (P.O. ZIP)	Birmingham, Alabama 35201 (CITY) (STATE) (ZIP)	

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, Percy Priest Woods, a joint venture

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO R. Dwayne Conner and wife, Ruthann C. Conner

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.

BEING Lot No. 49A of the Zone lot division of Lot Nos. 49, 50, and 51 of Section II of Percy Priest Woods of record in Plat Book 6250, Page 261, amending Plat Book 5800, Page 259, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete description.

BEING part of the property conveyed by Deeds of Record in Book 5958, Page 849 and Book 5967, Pages 220 and 223.

This conveyance is subject to Restrictive Covenants of record in Book 6020, Page 270, Book 5984, Page 865, Book 6353, Page 307, and Book 6093, Page 392, Register's Office for said County.

I 8269 2

IDENTIF. REFERENCE

FEB 13 8 46 AM '85

REGISTER'S OFFICE DAVIDSON COUNTY, TN

02/13 187.20- CHECK

This is unimproved ( ) improved (XX) property, known as 1413 Timber Valley Drive, Nashville, TN 37214
(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 8th day of February, 1985

Percy Priest Woods

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STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Percy Priest Woods, a joint venture~~

(or proved to me on the basis of satisfactory evidence) 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 February 19 85

Commission expires _____ 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 (or proved to me on the basis of satisfactory evidence) upon (his oath / their several oaths) acknowledged (himself / themselves) 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
Percy Priest Woods

TO
R. Dwayne Conner
Ruthann C. Conner

RETURN TO:
METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

CHARLES F. BROWN, JR.
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

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 Ellis B. Goodloe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a joint venturer of Percy Priest Woods, a joint venture, the within named bargainor, a joint venturer, and that he as such joint venturer, executed the foregoing instrument for the purpose therein contained, by signing the name of the joint venture by himself as a joint venturer.

Witness my hand and seal, this 8th day of February, 1985.

My Commission Expires: 10-20-85

PATRICIA LYNN JOHNSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

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

69600.00- CAMT.
180.70 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 187.20-
0694A02/13/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 2 6 9 2

IDENTIF. REFERENCE

FEB 13 8 46 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 108097