P0430

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,081.59

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF February, 1985

Notary Public

MY COMMISSION EXPIRES: 1-19-86

(AFFIX SEAL)

BOOK 6492 PAGE 439

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney
Suite 200, Realtors Building, 306 Gay Street, Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry E. Stevens, Sr., etux	Standard Federal Savings and Loan Association	61-16-59
(NAME)	(NAME)	
1331 Cardinal Avenue	481 North Frederick Avenue	15DZ-31000
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37216	Gaithersburg, Maryland 20877	
(CITY) (STATE) (P.O.ZIP)	(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, Jon E. Hooper and wife, Carol S. Hooper

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry E. Stevens, Sr. and wife, Shirley A. Stevens

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 Lots Nos. 17 and 18, Block "A", on the plan of Greenland Estates, of record in Book 974, page 13, Register's Office for said County.

SAID Lots adjoin and front together 100 feet on the northeasterly margin of Cardinal Avenue, formerly Martha Avenue and extend back between parallel lines, 175 feet to a dead line.

BEING the same property conveyed to Jon E. Hooper and wife, Carol S. Hooper by deed from Billy Joe Russell and wife, Connie M. Russell, of record in Book 5729, page 698, Register's Office for Davidson County, Tennessee.

SAID property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises, and to the matters set forth in the above referenced plan of record.

For and in consideration of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed, in the office of the recorder of deed of Davidson County, Tennessee in Book 5729, page 701, and note of even date thereby secured, in the original principal amount of $49,900.00 payable to Metropolitan Mortgage Fund, Inc., which debt the grantees herein assumes and agrees to pay as part payment of the purchase price. The grantees further hereby assumes the obligation of Jon E. Hooper and wife, Carol S. Hooper under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty of the indebtedness above mentioned.

unimproved ( )
This is improved (X) property, know as 1331 Cardinal Avenue, Nashville, Tennessee 37216
(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 convenant 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 13th day of February, 1985

Jon E. Hooper

Carol S. Hooper

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jon E. Hooper and wife, Carol S. Hooper

the bargainor s, with whom I am personally acquainted, * and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13th day of February 1985.

Commission expires 1-19-86

Notary Public

* or proved to me on the basis of satisfactory evidence.

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

* or proved to be on the basis of satisfactory evidence.

1160 02/14 1525.36 - CHECK -

WARRANTY DEED

FROM
Jon E. Hooper and wife,

Carol S. Hooper
TO
Jerry E. Stevens, Sr. and wife,

Shirley A. Stevens

I. DYKE TATUM, Attorney
Suite 200, Realtors Building
306 Gay Street
Nashville, Tennessee 37201

IDENTIF. REFERENCE

FEB 14 10 24 AM '85

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

18307

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

56081.59- CAMT.
145.86 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 152.36-
1#60A02/14/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 83087

IDENTIF. REFERENCE

FEB 14 10 24 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 108550