File Box 3

FORM No. WD-1

BOOK 6503 PAGE 690

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 33,732.86

Karen Turner-Orcutt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF February, 19 85

Notary Public

MY COMMISSION EXPIRES: 7-18-88

(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
Lunis Orcutt (NAME)	Molton, Allen & Williams (NAME)	MAP 105-13
916 Lawrence Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 10025 (STREET ADDRESS)	PARCEL 297
Nashville, TN 37212 (CITY) (STATE) (P.O. ZIP)	Birmingham, AL 35202 (CITY) (STATE) (ZIP)	22W-10790

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, William D. Owen, and wife Tatiana G. Owen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lunis Orcutt and wife, Karen Turner-Orcutt

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 the westerly 25 feet of Lot No. 89 and the easterly 55 feet of Lot No. 86 on the Waverly Land Company's Plan of Lots called "Waverly Place" as of record in Book 57, page 95, Register's Office for Davidson County, Tennessee.

SAID parts of Lots Nos. 86 and 89 front together 80 feet on the northerly side of Lawrence Avenue and run back between parallel lines 170 feet, more or less, to an alley.

BEING the same property conveyed to William D. Owen by Quitclaim Deed of record in Book 5955, page 23, Register's Office for said County.

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

THIS conveyance is subject to a Deed of Trust executed by William D. Owen and wife Judith W. Owen to Molton, Allen & Williams, dated December 28, 1979, with a present unpaid principal balance of approximately $27,732.86, of record in Book 5550, page 445, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

8:6:8:1:1

IDENTIF. REFERENCE

MAR 5 8 28 AM '85

REGISTER DAVIDSON COUNTY, TN

This is (unimproved) (improved (XX)) property, known as 916 Lawrence Avenue, 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 28th day of February, 19 85

Tatiana G. Owen
TATIANA G. OWEN

William D. Owen
William D. Owen

5689

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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 William D. Owen and wife Tatiana G. Owen

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 28th day of February, 19 85.

Commission expires 7-18-87

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 (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

William D. Owen

TO

Lunis Orcutt
~~Karen Turner Orcutt~~

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 _____

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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

33632.86- CAMT.
87.36 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 93.86-
6689A03/06/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 6 8 1 1 -

IDENTIF. REFERENCE

MAR 5 8 20 AM '86

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 112957