FORM No. WD-1

BOOK 6505 PAGE 294

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,305.00

Jerry David Cummins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF March, 1985

Notary Public

MY COMMISSION EXPIRES: 3-12-86

(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
Jerry David Cummins	Mortgage Corporation of the South	MAP 108-12
(NAME)	(NAME)	
3257 Elm Hill Pike	P. O. Box 10726	PARCEL 164
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37214	Birmingham, AL 35202	
(CITY) (STATE) (P.O. ZIP)	(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, Americo Financial Associates, Inc

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry David Cummins and wife, Susan K. Cummins

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. 19-B, Zone Lot Division of Lot 19, Trailwood Subdivision, Section One, of record in Plat Book 6250, Page 136, amending Plat Book 6050, Page 103, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Americo Financial Associates, Inc. by deed of record in Book 6506, Page 292, Register's Office for said County.

THIS conveyance is subject to Restrictive Covenants of record in Book 5728, Page 298 and Plat Book 6250, Page 136, 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 Greg Hardeman to Edward Seddon, Trustee for Republic Mortgage, Inc. dated January 11, 1985, with a present unpaid principal balance of $52,805.00, of record in Book 6476, Page 202, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

This is unimproved ( ) improved (XX) property, known as 3257 Elm Hill Pike, 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 5th day of March, 1985

Americo Financial Associates, Inc
By:
Sarah Baise, Secretary
Sarah Baise, Sec.

03/08 152.85 CHECK

5816

BOOK 6506 PAGE 295

STATE OF TENNESSEE
COUNTY OF

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
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Sarah Baise and _____ with whom I am personally acquainted and who upon (his oath ~~XXXXXXXXXXXXXXX~~) acknowledged (himself ~~XXXXXXX~~) to be the Secretary and _____ respectively of the Americo Financial Associates, Inc the within named bargainor, and corporation, and that (he) as such Secretary ~~XXXX~~ 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 Sarah Baise as such Secretary, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville on this the 5th day of March 19 85

My commission expires 3-12-86

Notary Public

WARRANTY DEED

FROM
Americo Financial Associates, Inc

TO
Jerry David Cummins
Susan K. Cummins

RETURN TO:
SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

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

I 8 7 6 9 2

IDENTIF. REFERENCE

MAR 8 8 26 AM '85

DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6506 PAGE 296

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
			56306.00-	CAMT
			146.38	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	152.88-
			6816A03/08/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-8-7-6-9-2

IDENTIF. REFERENCE

MAR 8 8 25 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 114049