File Box 38 # 3773

# WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 6524 PAGE 937

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| STEVEN R. BRYANT (NAME) | SOUTHEAST MORTGAGE COMPANY (NAME) | Map 133-12 |
| 421 Tampa Drive (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 26058 (STREET ADDRESS) | Parcel 65 |
| Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP) | Miami, FLA. 33102 (CITY) (STATE) (ZIP) | FB# 5DU-10111 |

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, TYRONE HERRON and wife, ALBERTA H. HERRON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEVEN R. BRYANT and wife, BARBARA G. BRYANT

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Lot No. 80 on the Plan of Windsor Park Subdivision, as of record in Plat Book 3600, page 64, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Tyrone Herron and wife, Alberta H. Herron by deed from Toney D. Fowler and wife, Karin Fowler of record in Book 5134, page 557, said Register's Office.

This conveyance is made subjct to: (1) 1985 Taxes, which have been prorated and assumed by the Grantee(s); (2) Restrictions of record in Book 3251, page 18, amended in Book 3792, page 445 and Book 3816, page 784; and (3) All matters appearing on the Plan of record in Plat Book 3600, page 64, said Regsiter's Office.

As part of the consideration for this transfer, the Grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated April 7, 1977, in the original principal sum of $39,500.00, payable to Community Mortgage Corporation in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 5134, page 559, said Register's Office. Said Deed of trust having been assigned to Bohemian Savings & Loan Association, St. Louis, Mo. by instrument of record in Book 5164, page 192, and further assigned to Washington Federal Savings & Loan Association by instrument of record in Book 5173, page 282, said Register's Office.

This is improved (XX) unimproved ( ) property, known as 421 Tampa Drive, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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 covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 1st day of April, 1985

Tyrone Herron
TYRONE HERRON

Alberta H. Herron
ALBERTA H. HERRON

CHECK 04/02/85 7:00 1366

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STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named TYRONE HERRON and wife, ALBERTA H. HERRON

the bargainor s, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 1st day of April, 1985.

My commission expires 4-19-87 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

IDENTIF. REFERENCE

APR 2 | 51 PM '85

FELIX Z. ELLIS REGISTER
DAVIDSON COUNTY, TN

19 3 9 7 4

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF April, 1985

MY COMMISSION EXPIRES: 4-19-87 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM TYRONE HERRON and wife, ALBERTA H. HERRON

TO STEVEN R. BRYANT and wife, BARBARA G. BRYANT

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

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

RECEIVED OF _____

FOR _____ BOOK 6524 PAGE 939

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

62000.00- CAMT.
161.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 167.70-
4366A04/02/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 3 6 7 4

IDENTIF. REFERENCE

APR 2 1 31 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 121404