File Box 3 FORM No. WD-1

BOOK 6538 PAGE 647

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 10-22-85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON -- 1187 VULTEE BOULEVARD - NASHVILLE, TN 37217

NAME		ADDRESS		MAP-PARCEL NUMBERS
ADDRESS NEW OWNER(S) AS FOLLOWS		SEND TAX BILLS TO		MAP-PARCEL NUMBERS
Sarah S. Eatherly		Old Hickory Employees Credit Union		MAP 96-11A
(NAME)		(NAME)		
444 Stewarts Ferry Pike		1000 Industrial Road		PARCEL 3
(STREET ADDRESS OR ROUTE NUMBER)		(STREET ADDRESS)		
Nashville, TN 37214		Old Hickory, TN 37138		5DZ-62240
(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, Southern Ventures Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sarah S. Eatherly (unmarried)

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 Unit A-3, Hickory Place Condominiums, of record in Master Deed of record in Book 6472, page 435, and referred to as Exhibit "A" found at page 454, said Book and re-recorded in Book 6476, page 663 and referred to as Exhibit "A" found at page 682, said re-recorded Book. Unit A-3 being part of the Unit Plan for Phase I, Section I, Hickory Place Condominiums, of record in Plat Book 6250, page 228; all references of record in the Register of Deeds Office for Davidson County, Tennessee.

BEING the same property conveyed to Southern Ventures Corporation by Quitclaim Deed from Ronald G. Grizzard and wife Debra V. Grizzard, of record in Book 6538, Page 645, Register's Office for said County.

THIS conveyance is subject to Restrictive Covenants of record in Book 6472, page 435 and re-recorded in Book 6476, page 663, Register's Office said County.

THIS conveyance is subject to a Deed of Trust executed by Ronald G. Grizzard and wife Debra V. Grizzard to D.J. Brewer, Trustee for Old Hickory Employees Credit Union, dated February 22, 1985, with a present unpaid principal balance-approximately $40,009.00, of record in Book 6503, page 685 and re-recorded in Book 6509, page 521, which the Grantees herein hereby assume and agree to pay.

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

This is unimproved ( ) improved (XX) property, known as 444 Stewarts Ferry Pike, (House Number) (Street) Nashville, TN 37214 (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 19th day of March, 19 85

Southern Ventures Corporation
By: Michael S. Flanagan, Treas.
Michael S. Flanagan, Treasurer

BOOK 6538 PAGE 648

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 Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Michael S. Flanagan and _____ with whom I am personally acquainted and who upon (his ~~oath~~) acknowledged (himself) to be the Treasurer and _____ respectively of the Southern Ventures Corporation the within named bargainor, and corporation, and that (he) as such Treasurer 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 Michael S. Flanagan as such Treasurer, and attesting the same by the said _____ as such _____

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

My commission expires 10-12-85

Notary Public

1984 37

WARRANTY DEED

FROM Southern Ventures Corporation

TO Sarah S. Eatherly

IDENTIFICATION REFERENCE

FILED FOR RECORD AND RECORDED
APR 23 8 13 AM '85
DAVIDSON COUNTY, TN

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

BOOK 6538 PAGE 649

RECEIVED OF _____

FOR _____

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

44500.00- CAMT.
115.70 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 122.20-
0292A04/23/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 8 4 3 7

IDENTIF. REFERENCE

APR 23 8 13 AM 85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 127164