6712

FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

James Raegan Echols
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF APRIL, 19 85.

Notary Public

MY COMMISSION EXPIRES: 12-1-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN FEDERAL S & L ASSOCIATION 230 4th Ave. No. Nashville TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES RAEGAN ECHOLS (NAME)	METROPOLITAN FEDERAL S & L ASSN. (NAME)	
613 Elysian Fields (STREET ADDRESS OR ROUTE NUMBER)	230 4th Ave. NO. (STREET ADDRESS)	133-13-1
Nashville, TN (CITY) (STATE) (P. O. ZIP)	Nashville, TN (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, ROBERT F. SELLERS AND WIFE, WILMA SELLERS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES RAEGAN ECHOLS, 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:

Land in Davidson County, Tennessee, being Lot NO. 671 on the Plan of Caldwell Hall, Section VII, of record in Book 3300, page 19, Register's Office for Davidson County. Said Lot NO. 671 fronts 80 feet on the south side of Elysian Fields Road and runs back 105.8 feet on the west line and 140.1 feet on the east line to a dead line in the rear on which it measures 87.1 feet.

Being the same property conveyed to Robert F. Sellers and wife, Wilma Sellers by deed from Andrew Ewing Trustee, of record in Book 3437, page 33, and re-recorded in Book 5225, page 952, Register's Office for Davidson County, Tennessee.

FILED FOR RECORD IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TN
APR 29 3 41 PM '85

IDENTIF. REFERENCE

J.O.O. 3.7.1

This is unimproved ( ) improved (XX) property, known as 613 Elysian Fields (House Number) (Street) Nashville, Tennessee (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 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 our hands this 29th day of APRIL, 19 85

X Robert F. Sellers
ROBERT F. SELLERS

X Wilma Sellers
WILMA SELLERS

04/23 1.0.50-CHECK

3671

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert F. Sellers and wife, Wilma Sellers

the bargainors, 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 Nashville, Tennessee, this 29th day of APRIL, 19 85.

Heather Tutts
Notary Public

Commission Expires 11-1-87

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____
Notary Public

Commission Expires _____

RETURN TO: BOX 12

215563288

WARRANTY DEED

FROM

ROBERT F. SELLERS AND WIFE,

WILMA SELLERS

TO

JAMES RAEGAN ECHOLS, UNMARRIED

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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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

55[illegible]0.00 CAPT.
143.00 CSTAX
.50 [illegible]
6.00 MOF D
CHECK 149.50-
267|A04/29/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 0 0 3 7 1

IDENTIF. REFERENCE

APR 29 3 41 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 129496