MAP:
PARCEL:

This Instrument Prepared
from Information Furnished
by the Parties by:
DAVID G. BOLIN, Attorney
U. S. 41 South
Smyrna, TN 37167

SEND TAX BILLS TO:

Mr. & Mrs. Edwin Richard Barggren

8214 Luree Lane

Hermitage, TN 37076

Map 75-10
Par. 68.10

NAME AND ADDRESS OF NEW OWNER:

same as above

STATE OF TENNESSEE)
)
DAVIDSON COUNTY)

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable considerations, and the assumption by the grantees of an indebtedness to Guaranty Mortgage Company of Nashville, which is secured by a Deed of Trust of record in Book 3596, page 357, Register's Office for Davidson County, Tennessee, to which reference is made for more complete details of its terms and conditions.

We, the undersigned, FRED R. TERRY and wife, SHIRLEY D. TERRY, have bargained and sold and do hereby transfer and convey unto EDWIN RICHARD BARGGREN and wife, CHRISTINE CORBAN BARGGREN, their heirs and assigns, forever, that certain parcel of real estate situated in Davidson County, State of Tennessee, and being further described as follows, to-wit:

> BEING Lot No. 118 on the PLAN OF HERMITAGE ESTATES of record in Book 3300, pages 70 and 71, Register's Office for Davidson County, Tennessee. Said Lot No. 118 fronts 78 feet on the east side of Luree Lane and extends back 145 feet on the north line and 141.7 feet on the south line to a dead line in the rear, which is a broken line measuring 89.6 feet thereon. This is improved property known as 8214 Luree Lane, Hermitage, Tennessee 37076.
>
> BEING the same property conveyed to the undersigned by deed of record in Deed Book 4586, page 538, Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO all zoning and subdivision regulations of appropriate governmental body along with any easements and right of ways of public roads and utilities.

TO HAVE AND TO HOLD the said tract or parcel of land in fee simple together with all of the appurtenances, estate and title thereunto belonging unto the said grantees herein, their heirs and assigns, forever.

AND, we do covenant with the said grantees herein that we are lawfully seized and possessed of said land in fee simple; have a good right to convey the same; and, the same is unencumbered except as above noted.

All right, title, claim and interest in and to the escrow account held in connection with the hereinbefore mentioned indebtedness is hereby transferred to the grantees herein. The grantees will be responsible for the June, 1985, payment and all payments thereafter.

AND, we do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said grantees herein, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of the within-described property will be given to the grantees herein with deed.

WITNESS OUR HANDS, this 30 day of April, 1985.

FRED R. TERRY

SHIRLEY D. TERRY

STATE OF TENNESSEE)
)
Rutherford COUNTY)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within-named FRED R. TERRY and wife, SHIRLEY D. TERRY, 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 foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office in Smyrna, Tennessee, this 30 day of April, 1985.

Notary Public

My Commission Expires: 2-22-86

NOTARY PUBLIC AT LARGE STATE OF TN

BOOK 6553 PAGE 890

STATE OF TENNESSEE)
)
RUTHERFORD COUNTY)

I hereby swear or affirm, that the actual consideration or the fair market value of the property transferred, whichever is greater is $58,500.00.

Affiant

Sworn to and subscribed before me this 30 day of April, 1985.

Notary Public
My Commission Expires: 2-22-86

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

J 0 3 5 2 3

IDENTIF. REFERENCE

MAY 10 | 58 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

3308 05/10 161.60- CHECK

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

RECEIVED OF _____

FOR BOOK 6553 PAGE 891

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
			58500.00-	CAMT.
			162.10	CSTAX
			.50	PRFEE
			9.00	WDEED
				CHECK 161.60-
660BA05/10/85				BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 0 3 5 2 3

IDENTIF. REFERENCE

MAY 10 1 58 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 133319