FILE BOX 3

File Box 3 FORM No. WD-1

BOOK 6558 PAGE 39

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,900.00

Ralph L. Roeper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF May, 19 85

Notary Public

MY COMMISSION EXPIRES: 10-24-85

(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
Ralph L. Roeper (NAME)	Mortgage Corporation of the South (NAME)	MAP 108-16
3219 Priest Woods Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 10726 (STREET ADDRESS)	PARCEL 112
Nashville, TN 37214 (CITY) (STATE) (P.O. ZIP)	Birmingham, AL 35202 (CITY) (STATE) (ZIP)	3D-77906

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, John T. Davis and wife, Mary Nell Davis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ralph L. Roeper, 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 Lot No. 18-A, Zone Lot Division of Lots 14, 16 and 18, Lakeview Hills Section 4 of record in Plat Book 6250, Page 213, Amending Plat Book 5200, Page 642, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING part of the same property conveyed to John T. Davis by deed of record in Book 6479, Page 574, Register's Office for said County.

THIS conveyance is subject to Restrictive Covenants of record in Book 6431, Page 298 and Plat Book 6250, Page 213, Register's Office for said County.

THIS conveyance is subject to a Deed of Trust executed by John T. Davis and wife, Mary Nell Davis to Edward Seddon, Trustee for Republic Mortgage, Inc., dated January 25, 1985, with a approximate unpaid principal balance of $54,188.29, of record in Book 6490, Page 927, 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 conveyance is subject to any and all existing restrictions and easements of record.

This is unimproved ( ) improved (XX) property, known as 3219 Priest Woods Drive, (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 15th day of May, 1985

Mary Nell Davis by Eugene Roeper Attorney in Fact — John T. Davis by Eugene Roeper Attorney in Fact

Mary Nell Davis joining in this conveyance to convey any and all rights she may have to said property.

3554

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John T. Davis, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of May, 19 85.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that (he) / (they) as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19 _____.

My commission expires _____

Notary Public

J.O. 5.2.1.0.

IDENTIF. REFERENCE T

FILED MAY 16 8 54 AM '85
REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

John T. Davis

TO

Ralph L. Roeper

RETURN TO:

SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 15th day of May, 1985, before me personally appeared Eugene P. Davis, to me known to be the person who executed the foregoing instrument on behalf of John T. Davis and wife, Mary Nell Davis, and who acknowledged that he executed the same as the free act and deed of the said John t. davis and wife, Mary Nell Davis, by virtue of that Power of Attorney, duly executed by the said John T. Davis and wife, Mary Nell Davis and appearing of record in Book 6515, Page 660, respectively, of the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, this the 15th day of May, 1985.

My Commission Expires: 10-14-85

Notary Public

NOTARY PUBLIC AT LARGE

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

RECEIVED OF _____

FOR _____

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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
			59900.00-	CAMT.
			165.74	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	162.24-
8554	05/16/85		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J05210

IDENTIF. REFERENCE

MAY 16 8 54 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 135219