FORM NO. WD-1

BOOK 6558 PAGE 135

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,000.00

E. Anthony Heard III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF May, 19 85.

Notary Public

MY COMMISSION EXPIRES: 4-13-87

(AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY
Walt, Dyer & James, Attys. Suite C-301 2002 Richard Jones Rd. Nash., TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phyllis G. Heard (NAME)	Standard Mortgage Corporation (NAME)	127-43
8011 Highway 70 S. (STREET ADDRESS OR ROUTE NUMBER)	5871 Glenridge Drive (STREET ADDRESS)	9D-3020
Nashville, Tn (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (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, James H. Ivey and Judy D. Bass Ivey, Husband & Wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phyllis G. Heard

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 lying in the 9th Civil District of said County, being part of the original tract of 108.5 acres, conveyed to Agnes Hows Archey, and described according to a copy of a survey made by S. H. Hutchison Surveyor, dated April 4, 1961, as follows:

Beginning at a point in center line of U.S. Highway No. 70 South, the northeasterly corner of the property conveyed to C. R. Newton by deed of rcord in Book 3134, page 261, stake in line on southerly margin; thence with four acre tract conveyed in said deed, South 44 deg. 30' West 870.5 feet to an iron stake in an old field, C.R. Newton's southeasterly corner; thence South 37 deg. 30' East 150 feet to an iron stake in old field, with elm pointer; thence North 43 deg. 30' East 874 feet to point in center line of Highway, iron stake in line on southeasterly margin; thence with center line of Highway as follows: North 41 deg. West 50 feet; North 43 deg. 30' West 100 feet to point of beginning, containing 3 acres, more or less.

Being the same property conveyed to James H. Ivey and Judy D. Bass by deed from William H. Suggs, Jr., Margaret Mai Koonce, Nell E. Buckner and James K. Suggs of record in Book 5638, page 130, said Register's Office for Davidson County, Tennessee.

James H. Ivey and Judy D. Bass have since married.

See page 2 for assumption clause.

This is unimproved ( ) improved ( ) property, known as 8011 Highway 70 S, Nashville, TN
(House Number) (Street) (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 14th day of May, 19 85

James H. Ivey

Judy D. Bass Ivey

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, The Undersigned, a Notary Public in and for said County and State, the within named James H. Ivey and Judy D. Bass Ivey

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 14th day of May, 1985.

Commission expires 4-19-87

Notary Public

STATE OF TENNESSEE
Davidson County

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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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

FELICIA H. SCHMITT, REGISTER
DAVIDSON COUNTY, TN

RECEIVED
MAY 13 AM 1985

IDENTIFICATION REFERENCE

J 0 5 2 5 1

PREPARED BY:
WALT, DYER & JAMES, Attorneys
Suite C-301
2002 Richard Jones Road
Nashville, TN 37215
Phone: (615) 297-0925

WARRANTY DEED

FROM

TO

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Metropolitan Mortgage Fund, Incorporated, of record in Book 5638, page 133, Register's Office for Davidson County, Tennessee, and also that the account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

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
			87000.00- CAMT.	
			226.20 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	232.70-
8600A05/16/85			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J.O 5.2.5.1

IDENTIF. REFERENCE

MAY 16 9 33 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 135265