FILE BOX 45

BOOK 6559 PAGE 984

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,206.40

E. Richard Sams
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 10-10-85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

GREGORY M. GALLOWAY - 1161 Murfreesboro Road - Suite 316 - Nashville, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
E. Richard Sams (NAME)	First Tennessee Bank (NAME)	34922
317 Monaco Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 474 (STREET ADDRESS)	MAP 75-6
Hermitage, TN 37076 (CITY) (STATE) (P.O. ZIP)	Memphis, TN 38101 (CITY) (STATE) (ZIP)	PARCEL 122

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, William L. Renick, Jr. and wife, Glenda S. Renick and Nelson C. Lacy and wife, Nancy R. Lacy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO E. Richard Sams and wife, Gerry M. Sams

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. 19 on the Plan of Hermitage Estates, Section 5, as of record in Book 4175, Page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to William L. Renick, Jr. and wife, Glenda S. Renick, and Nelson C. Lacy and wife, Nancy R. Lacy by deed from William L. Renick, Sr. and wife, Emma K. Renick, of record in Book 6559, Page 982, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 4175, Page 67, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Michael B. McKee and Paul E. Cook, to Thomas F. Baker, IV and Ralph E. Kelly, Trustee, for First Tennessee Bank, dated July 20, 1979, and filed for record in Book 5470, Page 185, Register's Office for said County, with an unpaid principal amount of approximately $56,506.40, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

Powers of Attorney of record in Book 6418, page 281 and Book 6418, page 279, said Register's Office.

This is improved (XX) unimproved ( ) property, known as 317 Monaco Drive, Hermitage, TN 37076
(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 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 our hand s this 15th day of May, 1985

Glenda S. Renick

William L. Renick, Jr.

Nancy R. Lacy by Bill Renick Attorney in fact

Nelson C. Lacy by Bill Renick Attorney in fact

9308

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6559 PAGE 985

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William L. Renick, Jr. and wife, Glenda S. Renick

(or proved to me on the basis of satisfactory evidence) the bargainors, 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 15th day of May, 1985.

Commission expires 10-20-85

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 (or proved to me on the basis of satisfactory evidence) 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

FILED FOR RECORD
DAVIDSON COUNTY, TN.
MAY 17 1 54 PM 1985

IDENTIF. REFERENCE

J 0 5 8 3 4

WARRANTY DEED

FROM

William L. Renick, Jr.
Glenda S. Renick
Nelson C. Lacy
Nancy R. Lacy **TO**

E. Richard Sams
Gerry M. Sams

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

GREGORY M. GALLOWAY
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

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 William L. Renick, Jr., with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Nelson C. Lacy and Nancy R. Lacy, as their Attorney in Fact as the free act and deed of the within named Nelson C. Lacy and Nancy R. Lacy.

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

My Commission Expires: 10-20-85

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6559 PAGE 986

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
			75206.40- CAMT.	
			195.62 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 202.02-	
9308A05/17/85			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 0 5 8 3 4

IDENTIF. REFERENCE

MAY 17 1 54 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 135959