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FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF May 19 85.

Notary Public

MY COMMISSION EXPIRES: 2-10-85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CHARLES F. BROWN, JR - 1161 Murfreesboro Road - Suite 316 - Nashville, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bruce Vencill	AmSouth Mortgage Company, Inc.	Map 75-11
(NAME)	(NAME)	
940 Allen Road	P. O. Box 847	Parcel 213
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37217	Birmingham, AL 35201	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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 R. Elmer and wife, Marjorie B. Elmer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bruce Vencill, 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. 74B of the Zone Lot Division of Lot Nos. 1, 2, 3, and 74 through 82 of the Meadows of Tulip Grove, Section 1, of Record in Book 6250, page 304, amending the Plan of Record in Book 5200, page 612, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to William R. Elmer by deed from B & D Investment Builders, Inc., of record in Book 6493, page 102 , said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 6291, page 899, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by William R. Elmer and wife, Marjorie B. Elmer, to Michael L. Padalino, Trustee, for AmSouth Mortgage Company, Inc., dated February 8, 1985, and filed for record in Book 6493, page 105, Register's Office for said County, with an unpaid principal amount of approximately $44,713.98, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

unimproved ( ) property, known as 703 Mercer Drive Hermitage, TN 37076
This is improved (XX) (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 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 hand s this 21st day of May, 19 85.

William R. Elmer Marjorie B. Elmer

Marjorie B. Elmer is joining in this conveyance to convey any and all marital rights she may have to said property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named William R. Elmer and wife, Marjorie B. Elmer

(or proved to me on the basis of satisfactory evidenc

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 21st day of May 19 85.

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

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

upon (their several oaths) acknowledged (themselves) to be the and respectively of the the within named bargainor, and corporation, and that (he) as such

(they)

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

WARRANTY DEED

FROM

William R. Elmer and wife,

Marjorie B. Elmer

TO

Bruce Vencill

RETURN TO:

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

CHARLES F. BROWN, JR.
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

J.O. 7.3.4.5

IDENTIF. REFERENCE:

MAY 24 10 00 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

1148

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

48500.00- CAMT.
126.10 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 132.60-
1148A05/24/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J.O. 7.3 4.5

IDENTIF. REFERENCE

MAY 24 10 00 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 137748