FILE BOX 45

BOOK 6566 PAGE 369

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 10-20-85

(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
Bobbye Ann Clark (NAME)			AmSouth Mortgage Company, Inc. (NAME)			Map 75-11
940 Allen Road (STREET ADDRESS OR ROUTE NUMBER)			P. O. Box 847 (STREET ADDRESS)			Parcel 128
Nashville, TN (CITY)	(STATE)	37214 (P.O. ZIP)	Birmingham, AL (CITY)	(STATE)	35201 (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 Bobbye Ann Clark, a married person

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. 74A 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 73, Register's Office for said County.

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 76, Register's Office for said County, with an unpaid principal amount of approximately $47,930.33, which the grantees herein hereby assume and agree to pay. The escrow account, if any, is hereby transferred to the grantees.

This is unimproved ( ) improved (XX) property, known as 701 Mercer Drive (House Number) (Street) Hermitage, TN 37076 (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 hands 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.

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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 William R. Elmer and wife, Marjorie B. Elmer

the bargainor s, with whom I am personally acquainted/and who acknowledged that they (or proved to me on the basis of satisfactory evidence 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 Dec 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 upon his oath himself (or proved to me on the basis of satisfactory evidence) (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

Bobbye Ann Clark

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

IDENTIF. REFERENCE

MAY 28 1 47 PM '85

FELIX W. McLAUGHLIN
REGISTER
DAVIDSON COUNTY, TN

$ 0 7 9 5 . 8 .

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

RECEIVED OF _____

FOR _____ BOOK 6566 PAGE 371

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

61500.00- CAMT
133.90 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 140.40-
1825A05/28/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J07.95.8

IDENTIF. REFERENCE

MAY 28 1 47 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 138413