File 1

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,704.28

Margaret Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JUNE, 19 85

Janet D. Mazer
Notary Public

MY COMMISSION EXPIRES 1-10-89

(AFFIX SEAL)

BOOK 6579 PG 282

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
MILTON R. ELKS, et ux (NAME)	BAILEY MORTGAGE COMPANY (NAME)	76-5 20
4913 Leesa Ann Lane (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 22784 (STREET ADDRESS)	4D 68072
Hermitage, Tenn. 37076 (CITY) (STATE) (P. O. ZIP)	Jackson, Mississippi 39225-2784 (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, CARL D. GRIMES AND WIFE, MONEDA M. GRIMES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MILTON R. ELKS AND WIFE, JOSEPHINE C. ELKS

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 HIDDEN HILL, AS OF RECORD IN BOOK 4860, PAGE 43, REGISTER's OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS MADE HEREIN FOR A COMPLETE DESCRIPTION OF METES AND BOUNDS.

BEING THE SAME PROPERTY CONVEYED TO CARL D. GRIMES AND WIFE, MONEDA M. GRIMES BY DEED FROM LARRY JONES D/B/A Regency Builders OF RECORD IN BOOK 5445, Page 275, said Register's office.

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 FIRST-AND MID-SOUTH MORTGAGE COMPANY, of record in Book 5445, page 278, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. SAID LOAN IS NOW WITH BAILEY MORTGAGE COMPANY.

This is unimproved ( ) improved (X) property, known as 4913 Leesa Ann Lane 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 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 hand s this 10th day of June, 19 85

x Carl D. Grimes + Moneda Grimes

CARL D. GRIMES MONEDA M. GRIMES

STATE OF TENNESSEE
Davidson County

BOOK 6579 PAGE 283

THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named CARL D. GRIMES and wife, MONEDA M. GRIMES,

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 10th day of June, 19 85.

Commission expires 1-10-89

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 (his oath / their several oaths) acknowledged (himself / themselves) 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

WARRANTY DEED

FROM

TO

PREPARED BY:

SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201

Phone: 259-3666

IDENTIFICATION REFERENCE

JUN 11 2 29 PM '85

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

J. 1 2 1 5 1

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6579 PAGE 284

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
			53750.00- CONT.	
			135.00 CONTX	
			.50 PROFF	
			6.00 MISC	
			CHECK 135.50-	
			712MAC6/11/85 CSL	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

JE 2151

IDENTIF. REFERENCE

JUN 11 2 29 PM '85

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 143573