FORM NO. WD-1

1963

File Box 9

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,000.00

Tony Ross
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF June 1985.

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 11-1-87

(AFFIX SEAL)

BOOK 6585 PAGE 201

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Tony Ross et ux (NAME) | Atlantic Coast Mortgage Company (NAME) | MAP 147-6 |
| 4902 Darlington Drive (STREET ADDRESS OR ROUTE NUMBER) | 3819 South George Mason Dr. - Suite G (STREET ADDRESS) | PARCEL 162 |
| Nashville, TN. 37211 (CITY) (STATE) (P. O. ZIP) | Baileys Crossroads, Virginia 22041 (CITY) (STATE) (ZIP) | FB# 6DU-30340 |

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, John Warren Titus and wife, Marian Diane Titus

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tony Ross and wife, Janet Ross

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 in Davidson County, Tennessee, being Lot No. 157 on the plan of Section Two, Caldwell Country Estates, of record in Book 2663, page 128, Register's Office for said County.

Said Lot No. 157 fronts 88.64 feet on the easterly margin of Darlington Court, now known as Darlington Drive and extends back 183 feet on the northerly line and 327.3 feet on the southerly line to a dead line in the rear, measuring 157.0 feet thereon.

Being the same property conveyed to John Warren Titus and wife, Marian Diane Titus by deed from Gary A. Yarbrough and wife, Rebecca J. Yarbrough of record in Book 5679, page 132, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (a) property taxes for 1985 for which Grantees will be responsible; (b) restrictive covenants of record in Book 2907, page 93, Book 2921, page 87, Book 2921, page 601, all in said Register's Office; (c) matters set forth on said plan.

J I 4 0 3 9

IDENTIF. REFERENCE

JUN 18 3 14 PM '85

DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 4902 Darlington Drive (House Number) (Street) Nashville, TN. 37211 (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 13th day of June ; 1985

John Warren Titus

Marian Diane Titus

STATE OF TENNESSEE
Davidson County

BOOK 6585 PAGE 202

Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named John Warren Titus and wife, Marian Diane Titus

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 13th day of June 1985.

Commission expires 11-1-87

John V. Adams
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

John Warren Titus and wife,

Marian Diane Titus

TO

Tony Ross and wife, Janet Ross

Prepared By:

John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

File Box 9

## OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6585 PAGE 203

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

77000.CO- CAMT.
200.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 206.70-
9463A06/18/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J I 4 0 3 9

IDENTIF. REFERENCE

JUN 18 3 14 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 145866