FILE BOX 45

BOOK 6589 PAGE 914

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,202.29

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 2-28-88

(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
Capital Security Corporation (NAME)	AmSouth Mortgage Company, Inc. (NAME)	Map 75-11,
2905 Harbour View (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 847 (STREET ADDRESS)	Parcel 210
Nashville, TN 37217 (CITY) (STATE) (P.O. ZIP)	Birmingham, AL 35201 (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 Capital Security Corporation

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. 77B 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 80 , 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 83, Register's Office for said County, with a present unpaid principal balance of approximately $44,702.29, which the grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the grantees.

This is unimproved ( ) improved (XX) property, known as 691 Mercer 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 hands this 6th day of June, 1985

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 bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 6th day of June, 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 (or proved to me on the basis of satisfactory evidence) and who 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

1251

J 1:54:3

IDENTIF. REFERENCE

JUN 24 1 39 PM '85

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

William R. Elmer and wife,

Marjorie B. Elmer

TO

Capital Security Corporation

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

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

45202.29- CAMT.
117.52 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 124.02-
1251A06/24/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J. 1. 5. 4. 5. 3.

IDENTIF. REFERENCE

JUN 24 1 39 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 147615