3744
File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

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George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, TN 37207

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SAUNDRA A. LEWIS (NAME)	New Owner (NAME)	Map 105-10
1604 8th Avenue South (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 215
Nashville, Tennessee 37203-5009 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB# 16W-18010

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, DONALD W. COMSTOCK and wife, MARGARET F. COMSTOCK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SAUNDRA A. LEWIS

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 37 on the Plan of C. S. Caldwell's Roycroft Addition, as of record in Plat Book 332, page 37, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Donald W. Comstock and wife, Margaret F. Comstock by deed from William C. Earls, a single man, of record in Book 5906, page 415, said Register's Office.

This conveyance is made subject to: (1) 1985 Taxes, which have been prorated and assumed by the Grantee(s); (2) Restrictions of record in Book 658, page 585; and (3) All matters appearing on the Plan of record in Plat Book 332, page 37, said Register's Office.

As part of the consideration for this transfer, the Grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on two (2) certain notes: the first dated November 3, 1981, in the original principal sum of $33,500.00, payable to Frances Rebecca Hurt Smith in monthly installments, including interest as set forth in said note, and being secured by an installment deed of record in Book 5815, page 47, said Register's Office; the second dated October 5, 1984, in the original principal sum of $13,440.00, payable to Eastern Construction Co. in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 6400, page 129, said Register's Office. Said deed of trust having been assigned to Briercroft Service Corporation by instrument of record in Book 6400, page 132, said Register's Office.

unimproved ( )
This is improved (XX) property, known as 762 Roycroft Place, Nashville, Tennessee 37203

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 17th day of April, 1985.

Donald W. Comstock
DONALD W. COMSTOCK

Margaret F. Comstock
MARGARET F. COMSTOCK

STATE OF TENNESSEE

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COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DONALD W. COMSTOCK and wife, MARGARET F. COMSTOCK

the bargainor s, 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 Brentwood, Tennessee this 17th day of April, 19 85

My commission expires 1/10/89 Notary Public

STATE OF TENNESSEE

COUNTY OF

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

J1:84'07

IDENTIF. REFERENCE

JUL 5 8 08 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF April, 19 85

MY COMMISSION EXPIRES 1/10/89 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

DONALD W. COMSTOCK and wife,
MARGARET F. COMSTOCK

TO

SAUNDRA A. LEWIS

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

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

58900.00- CNTY
153.14 CSTAX
.50 PRFEE
6.00 NOTED
CHECK 159.64-
4803A07/05/85 SAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J1:84'07

IDENTIF. REFERENCE

JUL 5 8 08 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 151074