Bk 21

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,000.00

Ronnie J. Passons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th DAY OF July 19 85.

Notary Public

MY COMMISSION EXPIRES ~~My Commission Expires March 8, 1989~~
(AFFIX SEAL)

BOOK 6612 PAGE 488

THIS INSTRUMENT WAS PREPARED BY
N. Eddie Montgomery, 7003 Chadwick, Suite 140, Brentwood, TN 37027
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronnie J. Passons (NAME)	Norwest Mortgage, Inc. (NAME)	133-16
211 Spartan Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 780 (STREET ADDRESS)	145
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Waterloo, Iowa 50704 (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, Michael G. Guyton and wife, Donna Guyton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronnie J. Passons and wife, Karen D. Passons

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. 137 on the Plan of Kenilworth Estates, 33, of record in Plat Book 2900, pages 149 and 150 in the Register's Office for said County to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michael G. Guyton by deed from Douglas C. Hellerson and wife, Mary R. Hellerson of record in Book 5621, Page 359, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 3221, page 445 said Register's Office.

This conveyance is subject to any and all existing easements of record.

J 2 2 7 5 5

IDENTIF. REFERENCE

JUL 23 9 49 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

7.30 CHECK

This is ~~unimproved~~ (XX) improved property, known as 211 Spartan Drive, Nashville, TN 37211
(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 hands this 18th day of July, 19 85

Michael G. Guyton

Donna Guyton

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STATE OF TENNESSEE
Davidson County
~~Williamson~~

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael G. Guyton and wife, Donna Guyton

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 Brentwood, Tennessee, this 18th day of July 19 85

My Commission Expires March 8, 1989

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for this 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
Michael G. Guyton

Donna Guyton

TO
Ronnie J. Passons

Karen D. Passons

PREPARED BY:
N. EDDIE MUNGUIA, ATTORNEY
SUITE 140 - 7003 CHADWICK DR.
BRENTWOOD, TN 37072

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6612 PAGE 490

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

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

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

58000.00- CAMT.
150.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 157.30-
0312A07/23/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 2 2 7 5 5

IDENTIF. REFERENCE

JUL 23 9 49 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 156448