Box 1

FORM NO. WD-1

BOOK 5513 PAGE 653

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$43,425.97 Cynthia Jane Hertzka
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF July, 19 85

Gary B. Fisher
Notary Public

MY COMMISSION EXPIRES: 11-1-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GARY B. FISHER, ATTORNEY AT LAW, 494 BELL ROAD, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cynthia Jane Hertzka, unmarried	Homestead Savings	148-14
(NAME)	(NAME)	
4733 Colemont Place	P.O. Box 6008	195
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN 37013	Millbrae, CA 94030	5Du 52580
(CITY) (STATE) (P. O. ZIP)	(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, Robert T. Sewell, Sr. et ux Margaret C. Sewell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cynthia Jane Hertzka, unmarried

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. 41 on the Plan of Haywood Forest, Section 3, of record in Book 5200, Page 245, Register's Office for said county, to which reference is made for a more complete description.

Being the same property conveyed to Robert T. Sewell, Sr. et ux Margaret C. Sewell by deed from R. E. Porter, of record in Book 5705, Page 767, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to Western Pacific Financial Corp. of record in Book 5705, Page 770, said Register's Office with a present unpaid balance of approximately $37,425.97, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

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

4377 Colemont Place Antioch, TN 37013

This is { } unimproved { X } improved property, known as (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 this 26th day of July, 19 85

Robert T. Sewell, Sr. Robert T. Sewell Sr

Margaret C. Sewell Margaret C. Sewell

STATE OF TENNESSEE
Davidson County

BOOK 6619 PAGE 654

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert T. Sewell et ux, Margaret C. Sewell

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 26th day of July, 1985.

Gary B. Fisher
Notary Public

Commission Expires 11-1-87

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____
Notary Public

Commission Expires _____

WARRANTY DEED

FROM
Robert T. Sewell et ux,
Margaret C. Sewell

TO
Cynthia Jane Hertzka, unmarri

IDENTIFICATION REFERENCE

2 5 1 5 6

AUG 1 10 54 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

GARY B. FISHER
ATTORNEY AT LAW
SUITE 12 VILLAGE SQUARE CENTER
494 BELL ROAD
NASHVILLE, TENNESSEE 37217

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6619 PAGE 655

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
			43425.97- CA IT.	
			112.84 CSTAX	
			.50 PRFE'	
			6.00 WDECD	
			CHECK 119.34-	
			3279A08/01/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2516

IDENTIFT REFERENCE

AUG 1 10 54 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 159347