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BC 7/10

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $43,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 19 85

Notary Public

MY COMMISSION EXPIRES: 7-18-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
236 Fourth Avenue North Suite 200 Nashville, Tennessee 37219

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NUMBERS |
|---|---|---|
| Joe E. Davis et al (NAME) | Southeast Mortgage Company (NAME) | 4D 1425 ST. |
| 6037 Panama Drive (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 026058 (STREET ADDRESS) | 86-02-0 |
| Hermitage, TN (CITY) (STATE) (P. O. ZIP) | Miami, FL 33102 (CITY) (STATE) (ZIP) | 028.00 |

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, Thomas David Theele and Angela L. Theele

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joe E. Davis and DeLois B. Garrette

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. 131 on the plan of Dodson Heights, of record in Book 2900, page 113, Register's Office for said County.

Said Lot No. 131 fronts 65.0 feet on the northerly margin of Panama Drive and extends back 148.4 feet on the westerly line and 110.6 feet on the easterly line to a dead line in the rear, measuring 75.0 feet thereon.

Being the same property conveyed to Thomas David Theele and wife, Angela L. Theele by deed from Donald A. DePalma and wife, Sandra H. DePalma of record in Book 5498, page 678, said Register's Office, and rerecorded in Book 5502, page 271, said Register's Office.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust, of record in Book 5498, page 681, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

For and in consideration of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain Deed of Trust dated September 10, 1979, and filed for record September 14, 1979, in the office of the recorder of deeds of Davidson County, Tennessee in Book 5498, page 681, and note of even date thereby secured, in the original principal amount of $35,200.00 payable to Community Mortgage Corporation which debt the Grantee herein assumes and agrees to pay as part payment of the purchase price.

The Grantee further hereby assumes the obligations of Thomas David Theele under the*

This is unimproved ( ) improved ( ) property, known as 6037 Panama Drive (House Number) (Street) Hermitage (P. O. Address) TN (City or Town) 37076 (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 s, this 31st day of July, 19 85

Thomas David Theele

Angela L. Theele

* terms of the instruments creating the loan to indemnfy the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

INDIVIDUAL ACKNOWLEDGEMENT

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State of Tenneesee

County of Davidson

Personally appeared before me, ~~the indersigned~~, a Notary Public of said county, Thomas David Theele and Angela L. Theele

the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that ____ executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 31st day of July, 19 85.

NOTARY PUBLIC

My commission expires:

CORPORATE ACKNOWLEDGEMENT

State of ____

County of ____

Before me, ____ 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 himself to be President (or other officer authorized to execute the instrument) of the ____, the within named bargainor, a corporation, and that he as such ____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as ____.

WITNESS my hand and seal, at office in ____, this ____ day of ____, 19____.

NOTARY PUBLIC

My commission expires:

# WARRANTY DEED

FROM

Thomas David Theele and wife,

Angela L. Theele

TO

Joe E. Davis and DeLois B.

Garrette

IDENTIFY REFERENCE

PATRICIA SPICER CARDEN
Attorney At Law
236 Fourth Avenue North
Suite 200
Nashville, Tennessee 37219

DAVIDSON COUNTY, TN
FELIX Z. WILSON II REGISTER

AUG 7 3 16 PM '85

2 9 8 3 6

# OFFICIAL RECEIPT

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

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RECEIVED OF _____

FOR _____

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 |
|---|---|---|---|---|
| | | | 43500.CO- CAMT<br>113.10 CSTAX<br>.50 PRFEE<br>6.00 WDEED<br>CHECK 119.60-<br>5305A08/07/85 BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26836

IDENTIFICATION REFERENCE

AUG 7 3 16 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 161317