SEND TAX BILLS TO:
First Atlanta Mortgage Corporation
615 Peachtree Street N E
Atlanta, GA 30308

This Instrument Was Prepared From Information Furnished by the Parties By:
JOHN B. LANE
Attorney at Law
P.O. Box 31
Smyrna, Tennessee 37167

STATE OF TENNESSEE ]
]
DAVIDSON COUNTY ]

Owner:
Michael & Diane Davio
114 Rader Drive
Antioch, TN 37013

Map Number: 148-7
Parcel Number: 95
Field Book Number: 5DU 17162

BOOK 5947 PAGE 533

FOR AND IN CONSIDERATION of the sum of ONE THOUSAND AND NO/100 ($1,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and the assumption and agreement to pay by the Grantees herein of an indebtedness in the present principal amount of Thirty-Three Thousand Six Hundred Sixteen And 12/100 ($33,616.12) Dollars payable to First Atlanta Mortgage Corporation, secured by trust deed embracing the within-described property to Wayne Tate, Trustee, of record in Book 5361, page 321, Register's Office for Davidson County, Tennessee, and the execution and delivery by the Grantees herein of a purchase money Promissory Note in the principal amount of Sixteen Thousand Three Hundred Eighty-Three and 88/100 ($16,383.88) Dollars, payable to the Grantors herein and secured by trust deed embracing the within-described property to Joe P. Lane, Jr., Trustee, to be placed of record in the Register's Office for Davidson County, Tennessee; and to which instruments reference is hereby made for all of their terms and provisions;

We, the undersigned, **GENE SPITZER, and wife, ANNETTE SPITZER,** have bargained and sold and do hereby transfer and convey unto **MICHAEL DAVIO and wife, DIANE DAVIO,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

> LAND in Davidson County, Tennessee, being **Lot No. 844 on the Plan of Cherokee Hills, Section Eight,** as of record in Book 3700, Page 154, said Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description. This is improved property known as 114 Rader Drive, Antioch, Tennessee 37013.
>
> Being the same property conveyed to Gene Spitzer and wife, Annette Spitzer, by deed of record in Book 5945, page 684, of the Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to restrictions and easements of record.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title and interest thereto belonging, unto the said MICHAEL DAVIO and wife, DIANE DAVIO, their heirs and assigns, forever.

We covenant with the said Grantees that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same; and that it is unencumbered, except as above set forth and by

lien of the 1985 Davidson County real property taxes which are assumed by the Grantees herein.

We further covenant and bind ourselves, our heirs and representatives, to forever warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

All of our right, title, claim and interest in and to the existing escrow account held by First Atlanta Mortgage Corporation in connection with the above-mentioned indebtedness is hereby transferred to the Grantees herein.

BOOK 5957 PAGE 594

Possession of the within-described property will be given to the Grantees herein with Deed.

WITNESS OUR HANDS, this the 13th day of September, 1985.

Gene Spitzer
GENE SPITZER

Annette Spitzer
ANNETTE SPITZER

STATE OF TENNESSEE ]
]
COUNTY OF RUTHERFORD ]

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within-named GENE SPITZER and wife, ANNETTE SPITZER, 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 foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office in Smyrna, Tennessee, this the 13th day of September, 1985.

John B Lane
Notary Public

My Commission Expires: June 14, 1986

I, OR WE, HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS $ 51,000.00, WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE AMOUNT WHICH THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

Michael Davis
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th DAY OF September 1985.

John B Lane
NOTARY PUBLIC

MY COMMISSION EXPIRES June 14, 1986

IDENTIFICATION REFERENCE

SEP 16 3 02 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

36880

# OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6557 PAGE 595

FOR _____

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | |

51000.00- CAMT.
132.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 139.10-
7434A09/16/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

368800

IDENTIFICATION REFERENCE

SEP 16 3 02 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 173159