OUR FILE #16973

FILE BOX "7"

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 133,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th DAY OF SEPTEMBER, 19 85

Notary Public

MY COMMISSION EXPIRES 1-10-89

(AFFIX SEAL)

BOOK 6666 PAGE 80

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
JAMES F. SCHERER et ux (NAME)	MORTGAGE CORPORATION OF THE SOUTH (NAME)	103-2-173
5410 Harding Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 10726 (STREET ADDRESS)	8DA 47486
Nashville, Tenn. 37205 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35202 (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, ESTATE OF FRANCIS MARION SEGERSON, JR., by TOKA HALTOM, Administratix,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES F. SCHERER et ux PATRICIA A. SCHERER,

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. 9 on the Plan of Richland Meadows, Section V, as of record in Book 2330, page 92, Register's Office for said County.

SAID Lot No. 9 fronts 28.3 feet on the easterly side of Vaught Drive and extends back 233.7 feet on the northerly line and 145.4 feet on the southerly line to a dead line in the rear on which it measures 153.feet.

BEING the same property conveyed to Francis M. Segerson, Jr., and wife, Dolores B. Segerson, by deed from Alvie Lee Baker and wife, Linda Diane Baker of record in Book 5184, page 779, Register's Office for Davidson County, Tennessee. The said Francis M. Segerson, Jr., and wife, Dolores B. Segerson being deceased and Toka Haltom being the Administratix of the Estate.

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 mortgag Deed of Trust to MORTGAGE CORPORATION OF THE SOUTH, of record in Book 5184, page 781, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (X) property, known as 5517 Vaught Drive, Nashville, Tennessee 37209
(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 seised 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 my hand this 25th day of September, 19 85

Toka Haltom

TOKA HALTOM, Administratix of the Estate of FRANCIS MARION SEGERSON, JR.

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STATE OF TENNESSEE
Davidson County

THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named TOKA HALTOM, Administratix of the Estate of FRANCIS MARION SEGERSON, JR.,

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of September 1985.

Commission expires 1-10-89

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the 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

TO

39666

IDENTIFICATION REFERENCE

SEP 26 3 05 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PREPARED BY:

SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201

Phone: 259-3666

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____ BOOK 6666 PAGE 82

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

33000.00- CONT.
85.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 92.30-
0776A09/26/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39666

IDENTIFICATION REFERENCE

SEP 26 3 08 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 176392

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