FILE BOX 3

FORM No. WD-1

BOOK 6674 PAGE 138

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,800.00

Teresa Huggins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF September, A. D. 19 85

Notary Public

MY COMMISSION EXPIRES: 10-8-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 1187 VULTEE BOULEVARD — NASHVILLE, TN 37217

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teresa Huggins (NAME)	Sovran Mortgage Corporation (NAME)	MAP 108-4
874 Norwalk Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 26388 (STREET ADDRESS)	PARCEL 25
Nashville, TN 37214 (CITY) (STATE) (P.O. ZIP)	Richmond, VA 23260 (CITY) (STATE) (ZIP)	3D-85687

FOR AND 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, Gordon Weaver and wife, Gracie M. Weaver

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Teresa Huggins, 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.

BEING Lot No. 61-A, Zone Lot Division of Lots 60, 61 & 62 on the pLan of Sec. Two, Larchwood, as of record in Plat Book 5800, page 266, and amending Plat Book 5200, page 57, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Gordon Weaver by Quitclaim Deed from Atlantic Realty, Inc., of record in Book _____, page _____, Register's Office for said County.

THIS conveyance is subject to Restrictive Covenants of record in Book 5479, page 443, Book 5681, page 532, Book 5688, page 696, Book 6011, page 130, Book 6137, page 478 and Book 6138, page 808, Register's Office said County.

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

This covneyance is subject to a Deed of Trust executed by Frank Batson and wife Judy W. Batson, to Michael L. Padalino, Trustee, for Engel Mortgage Co., Inc., dated February 16, 1984, with a present unpaid balance of approximately $51,342.06, of record in Book 6235, page 31, which the Grantees herein hereby assumes and agrees to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

This is unimproved ( ) improved (XX) property, known as 874 Norwalk Drive, Nashville, TN 37214
(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 heir 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 covey it and the same is unincumbered, 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 30th day of September, 19 85

Gracie M. Weaver — Gordon Weaver

Gracie M. Weaver joins in this conveyance to convey any and all rights she may have to said property.

BOOK 6674 PAGE 139

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gordon Weaver and wife, Gracie M. Weaver, ~~or proved to me on the basis of satisfactory evidence~~ the bargainors, 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 Nashville, Tennessee, this 30th day of September, 1985.

Commission expires 10-14-85

Notary Public

STATE OF TENNESSEE
COUNTY OF

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, and corporation, and that (he / they) as such _____ and _____ being authorized so to do, execute 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

8 6 3

OCT 4 9 24 AM '85
REGISTER'S OFFICE REFERENCE
WILSON H. REGISTER
SOUTH COUNTY, TN

WARRANTY DEED

FROM

Gordon Weaver
Gracie M. Weaver

IDENTI

TO

Teresa Huggins

OCT 4

REX Z.
DAVID

RETURN TO:

SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY - AT - LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6674 PAGE 140

FOR _____

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

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

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

61800.00- CONT.
160.68 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 167.18-
3422A10/04/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

41863

IDENTIFICATION REFERENCE

OCT 4 9 24 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 178972