BOOK 6675 PAGE 984

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~62,500.00~~

Nancy Ann Pence
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~27th~~ DAY OF ~~September~~, 19 85

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

GREGORY M. GALLOWAY - 1161 Murfreesboro Road - Suite 316 - Nashville, TN 37217

NAME		ADDRESS		MAP-PARCEL NUMBERS
ADDRESS NEW OWNER(S) AS FOLLOWS:		SEND TAX BILLS TO:		
Morris Lee Pence		AmSouth Mortgage Company, Inc.		05DU52340
(NAME)		(NAME)		
4027 Shuffeld Court		P. O. Box 847		MAP 148-19
(STREET ADDRESS OR ROUTE NUMBER)		(STREET ADDRESS)		
Antioch, TN 37013		Birmingham, Alabama 35201		PARCEL 284
(CITY) (STATE) (P.O. ZIP)		(CITY) (STATE) (ZIP)		

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, James K. Roussel and wife, Sammy C. Roussel

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Morris Lee Pence and wife, Nancy Ann Pence

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. 22A of the Zone Lot Division of Lot Nos. 22 and 23, of Colewood Acres, Sec. V, of record in Plat Book 6250, Page 617, amending Plat Bok 5200, Page 303, Register's Office for Davidson County, Tennessee , to which plat reference is hereby made for a more complete description.

BEING part of the same property conveyed to James K. Roussel by deed from Linda C. Worden, Trustee, of record in Book 6503, Page 238, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 5710, Page 137, and Book 5725, Page 540, Register's Office for said County.

42416

IDENTIFICATION REFERENCE

OCT 7 11 32 AM '85

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

This is improved XX ( ) unimproved property, known as 4027 Shuffeld Court, Antioch, TN 37013
(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 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 27th day of September, 1985

Sammy C. Roussel

James K. Roussel

10.00 169.00 CHECK

4096

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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 James K. Roussel and wife, Sammy C. Roussel,

(or proved to me on the basis of satisfactory evidence) the bargainor s, 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 27th day of September, 19 85.

Commission expires 10-10-88

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted/and who (or proved to me on the basis of satisfactory evidence) upon (his oath / themself / 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

WARRANTY DEED

FROM

~~James K. Roussel~~
Sammy C. Roussel

TO

Morris Lee Pence
Nancy Ann Pence

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

GREGORY M. GALLOWAY
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

62500.00- CAMT.
162.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 169.00-
4096A10/07/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42416

IDENTIFICATION REFERENCE

Oct 7 11 32 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 179634