This instrument prepared by
Joseph B. Pitt, Jr., Atty.
First American Center
Nashville, TN 37218

249508
File 35

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Ernie Gendron (NAME) | SAME (NAME) | |
| 7569 Old Harding Road (STREET ADDRESS OR ROUTE NUMBER) | 1138 Ballrade Dr. (STREET ADDRESS) | Map 142-14 |
| Nashville, Tennessee 37221 (CITY) (STATE) (ZIP) | Nashville 37215 (CITY) (STATE) (ZIP) | Parcel 188 |

*FOR AND IN CONSIDERATION of the sum of* ten and no/100 dollars----------
----------($10.00)---------- *Dollars,*

Cash in hand paid by Ernie Gendron and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged, and for a further consideration the said Ernie Gendron has assumed and agreed to pay the unpaid balance of an original indebtedness in the amount of $59,750.00 secured by a deed of trust of record in Book 6169, Page 974, Register's Office for Davidson County, Tennessee.

BOOK 6678 PAGE 274

Nelson B. Rayburn and wife, Debra A. Rayburn

*have this day bargained and sold, and do hereby transfer and convey unto the said* Ernie Gendron

*the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, State of Tennessee, Described as Follows: To-Wit.

Being Lot #705 on the Plan of Harpeth Woods, Section 3, of record in Plat Book 5200, Page 270, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Nelson B. Rayburn and wife, Debra A. Rayburn by deed from Fox Ridge Homes, Inc. of record in Book 6169, Page 971 Register's Office for said County.

432 63

IDENTIFICATION REFERENCE

Oct 9 11 34 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*The actual consideration or value whichever is greater, for this transfer is $* 63,436.00

*Subscribed and sworn to before me this the* 8th *day of* October *19* 85

*Affiant*

*My commission expires:* 5-20-87 *(Affix Seal)*

*Notary Public*

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

*unimproved ( )*
*This is improved (X) property, known as* 7569 Old Harding Road, Nashville, Tennessee 37221
*(House Number) (Street) P.O. Address: (City or Town)*

*TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unincumbered.*

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

*Whenever 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 hands this* 8th *day of* October *19* 85 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Nelson B. Rayburn
Nelson B. Rayburn

Debra A. Rayburn
Debra A. Rayburn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Personally appeared before me* the undersigned, *a Notary Public in and for said County and State* Nelson B. Rayburn and wife, Debra A. Rayburn

*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* they *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* Nashville, *Tennessee, this* 8th *day of* October, *19* 85.

Judy A Debb
*Notary Public*

*Commission expires* 5-20-87

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Before me,* _____, *a Notary Public 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* _____*self to be* _____ *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* _____*self as* _____.

*Witness my hand and seal, at office in* _____, *this* _____ *day of* _____, *19*____.

_____
*Notary Public*

*Commission expires* _____

**WARRANTY DEED**

FROM

TO

Compliments of
**Chicago Title Insurance Company**
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6678 PAGE 276

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

63436.00- CAMT.
164.84 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 171.34-
5101A10/09/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43263

IDENTIFICATION REFERENCE

OCT 9 11 34 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 180621