FILE BOX 30

BOOK 6683 PAGE 235

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 63000.00

Subscribed and sworn to before me, this the 08 day of October 19 85

My commission expires: Jan 18 1989
(AFFIX Seal)

Affiant

Notary Public

# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Suite 170, Parkway Towers, 404 James Robertson Pky, Nashville, TN 37219

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: |
|---|---|
| James F. Taylor | ATLANTIC COAST MORTGAGE COMPANY |
| 378 Annex Ave. (STREET ADDRESS) | 3819 South George Mason Drive Suite G (STREET ADDRESS) |
| Nashville, Tennessee 37209 (CITY / STATE / ZIP) | Baileys Crossroads, Virginia 22041 (CITY / STATE / ZIP) |
| MAP NO. 102-03-0 parcel 175.00 | PARCEL NO. |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, James Thomas Dawson, joined by his wife, Beverly A. Dawson

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO James F. Taylor and wife, Sherry A. Taylor

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot No. 1199 on the Plan of CHARLOTTE PARK, SECTION 21, of record in Plat Book 3700 at page 10, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to James Thomas Dawson and wife, Julie Anne Dawson by deed recorded in Book 4847 at page 310, Register's Office for Davidson County, Tennessee, and Julie Anne Dawson subsequently quit claimed to James Thomas Dawson her undivided one-half interest in the property by quit claim recorded in Book ...., page ...., Register's Office for Davidson County, Tennessee.
This conveyance is subject to taxes for the year 1985 and subsequent years, easements and restrictive covenants of record.

4 4 7 8 9

IDENTIFICATION REFERENCE

Oct 16 11 19 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

THIS IS _____ IMPROVED PROPERTY KNOWN AS 378 Annex Ave., Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 seized and possessed of said land in fee simple, have a good right to convey 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 singlular 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 08 day of October 19 85

James Thomas Dawson

Beverly A. Dawson

James Thomas Dawson

Beverly A. Dawson

State of Tennessee
County of Davidson

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On this 08 day of October, 19 85, before me personally appeared James Thomas Dawson, joined by his wife, Beverly A. Dawson to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

Jan 10 1989

Notary Public

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

# WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.

SUITE 170
PARKWAY TOWERS
404 JAMES ROBERTSON PKY
NASHVILLE, TN 37219

## OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6683 PAGE 237

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

63000.00- CONT.
163.80 COTAX
.50 PROBE
6.00 MORTG
CHECK 170.30-
6933A10/16/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 4 7. 8 9

IDENTIFICATION REFERENCE

OCT 16 11 10 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 182402