60897

FROM: Charles T. Price
and wife, Barbara A. Price

CROSS REFERENCE

Dec 13 9 28 AM '85

TO: Douglas Curtis,
Juanita Curtis,
Mike Curtis, and
Kenneth Curtis

This instrument prepared by:
Jane B. Forbes
347-B Main Street
Franklin, TN 37064

Address New Owners: Send Tax Bills To:

2729 Smith Springs Rd., #65A
Nashville, TN. 37217

Map: 02043584
Parcel: 136-09-D
025.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) Dollars, and other good and valuable considerations including the agreement of Grantees, to assume and pay a certain note, now having a balance of $64,861.95, secured by a deed of trust on the hereinafter described real estate executed to Dominion Bancshares Mortgage Corporation, a Maryland Corporation, as appears of record in Book 6455 at Page 881, Register's Office, Davidson County, Tennessee, WE, Charles T. Price and wife, Barbara A. Price, have bargained and sold, and by these presents do hereby transfer and convey unto Douglas Curtis, Juanita Curtis, Mike Curtis, and Kenneth Curtis, their heirs and assigns forever, the following described real property located in Davidson County, Tennessee:

> A certain condominium in Davidson County, Tennessee being Unit No. 65A on the condominium site plan Exhibit A, Spring View Townhomes, of record in Book 6349, page 463, Register's Office for said County, to which plan and record hereof are incorporated herein and made a part thereof by reference.
>
> Being the same property conveyed to Charles T. Price and wife, Barbara A. Price, by deed from International Construction Corporation, of record in Book 6455, page 878, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to restrictive covenants of record in Book 6349, page 428; Book 6349, page 452, said Register's Office, and to the matters set forth in the above-referenced plan of record.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all improvements and appurtenances, estate, title and interest thereto belonging to the said Douglas Curtis, Juanita Curtis, Mike Curtis, and Kenneth Curtis, their heirs and assigns forever.

AND WE, Charles T. Price and wife, Barbara A. Price, do covenant with the said Douglas Curtis, Juanita Curtis, Mike Curtis, and Kenneth Curtis, their heirs and assigns, that We are lawfully seized and possessed of said land and have a good and lawful right to sell and convey it, and the same is unencumbered except as follows:

(1) Metro taxes for the year of 1985 have been paid.

(2) The above mentioned installment note and restrictions of record in Book 6349, page 428; Book 6349, page 452, all in the Register's Office, Davidson County, Tennessee.

(3) Restrictions, easments, and conditions, building setback lines and drainage and utility easements as recorded in condominium site plan Exhibit A, Spring View Townhomes, of record in Book 6349, page 463, in the Register's Office, Davidson County, Tennessee.

AND SELLERS FURTHER COVENANT and binds themselves, their heirs and representatives to warrant and forever defend the title to said land to the said Douglas Curtis, Juanita Curtis, Mike Curtis, and Kenneth Curtis, their heirs and assigns against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF Sellers have caused their signatures to be affixed hereto this the 6th day of December, 1985.

Charles T. Price

Barbara A. Price
by: Charles T. Price

BOOK 6734 PAGE 633

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, Vanessa P. Bryan, a Notary Public in and and for said County and State, Charles T. Price and wife, Barbara A. Price, the within named bargainors with whom I am personally acquainted, and who acknowledged or proved to me on the basis of satisfactory evidence, that theyexecuted the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee on this the 6th day of December, 1985.

Vanessa P. Bryan
Notary Public

My Commission Expires: 7/29/87

VANESSA P. BRYAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $90,000.00.

Vanessa P. Bryan
AFFIANT

SUBSCRIBED AND SWORN TO before me,

this 6th day of December, 1985.

Barbara A. Dodd
Notary Public

My Commission Expires: 11-22-89

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

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

RECEIVED OF _____

FOR _____

BOOK 6734 PAGE 634

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

90.00- CAPT.
234.00 CSTAX
.00 PRFEE
9.00 WDEED
CHECK 243.00-
6098A12/13/00 BAL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 0 9 8 A

IDENTIFICATION REFERENCE

DEC 13 9 28 AM '00

FELIX Z. WILSON, II REGISTER

No. 201085