Box

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

BOOK 6756 PAGE 193

ADDRESS NEW OWNER:
Trudy S. Raley
765 Baugh Road
Nashville, Tn. 37221

SEND TAX BILLS TO:
Dominion Bankshares Mortgage Corp
9900 Main Street
Fairfax, VA. 22031

MAP-PARCEL NUMBERS:
MAP 142-10
PARCEL 78
9DZ-24421

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Steven Fox Eckert and wife, Jane Eckert hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Trudy S. Raley hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 4 on the plan of Green Meadows, Section One, of record in Book 5050, page 92, Register's Office for said County.

SAID Lot No. 4 fronts 75.0 feet on the southerly margin of Bauch Road and extends back 179.08 feet on the easterly line and 176.75 feet on the westerly line to a broken line in the rear, measuring 79.78 feet thereon.

BEING the same property conveyed to Steven Fox Eckert and wife, Jane Eckert by deed from Vincent E. Lambert, unmarried, of record in Book 6197, page 894, Register's Office for Davidson County, Tennessee.

THE property herein conveyed is subject to restrictive covenants of record in Book 5376, page 552, said Register's Office and to the matters set forth in the above referenced plan of record.

IT is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to Dominion Bancshares Mortgage Corporation of record in Book6197, page 898, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

This is (un)improved property, known as 765 Baugh Road, Nashville, Tn. 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 26 day of December, 19 85.

Steven Fox Eckert

Jane Eckert

STATE OF ~~TENNESSEE~~ Minnesota
COUNTY OF Hennepin

On this 26th day of December, 19 85, before me personally appeared Steven Fox Eckert and wife, Jane Eckert, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

JANICE A RIESE
NOTARY PUBLIC - MINNESOTA
ANOKA COUNTY
My Comm. Expires 1-13-88

Janice A. Riese
Notary Public SEAL

My Commission Expires: 1/13/88

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6756 PAGE 194

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 74,934.34.

Judy S. Raley
Affiant

Subscribed and sworn to before me, this the 2nd day of January, 1986.

My Commission Expires: 10-24-88

_____
Notary Public

NOTARY PUBLIC AT LARGE TENNESSEE

WARRANTY DEED

from:
Steven Fox Eckert and wife, Jane Eckert

to:
Trudy S. Raley

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY

Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

IDENTIFY REFERENCE

JAN 6 | 42 PM '86

FELIX Z. WHITE JR. REGISTER
DAVIDSON COUNTY, TN

6647 3

TN 24389

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

RECEIVED OF _____

FOR _____ BOOK 6756 PAGE 195

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

74934.24- CASH
184.74 COTAX
.50 PRFEE
6.00 WDL R
CHECK 991.24-
3098A01/06/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

66473

IDENTIFICATION REFERENCE

JAN 6 | 43 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 207921