FILE BOX 45

BOOK 6786 PAGE 344

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $44,578.56

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January, 1986

Notary Public

MY COMMISSION EXPIRES: 4/9/89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dale D. Darby	Mid-States Mortgage Corp.	MAP 83-03
(NAME)	(NAME)	
P. O. Box 24209	24901 Northwestern	PARCEL 355
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37202-4209	Southfield, MI 48075	15DA 60116
(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, Don H. Punch, Jr., unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dale D. Darby, unmarried

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. 11B of the Zone Lot Division of Lots Nos. 9-11, of Campbell Acres, of record in Plat Book 6250, page 189, amending Plat Book 5800, page 279, 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 Don H. Punch, Jr. by deed from James William Reed, Jr. and wife, Carol C. Reed, of record in Book 6236, page 27, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 3104, Page 44, Book 3530, page 204, Book 6199, page 445, Book 6248, page 887, and Book 6250, page 189, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Don H. Punch, Jr., unmarried, to Tim N. Taylor, Trustee, for Capitol Mortgage Corporation, dated October 31, 1984, and filed for record in Book 6419, page 605, Register's Office for said County, with an unpaid principal amount of approximately $41,578.56, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

This is ~~unimproved~~ improved property, known as 2204 Chase Avenue, Nashville, TN 37216
(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 my hand this 30th day of January, 1986

Don H. Punch, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Don H. Punch, Jr., unmarried

the bargainor ____, with whom I am personally acquainted/and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of January 19 86

(or proved to me on the basis of satisfactory evidence)

Commission expires 9/9/89

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, ____ a Notary Public within and for the State and County aforesaid, personally appeared ____ and ____ with whom I am personally acquainted/and who upon (his oath / 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 ____

(or proved to me on the basis of satisfactory evidence)

Witness my hand and official seal at office at ____ on this the ____ day of ____ 19 ____

My commission expires ____

Notary Public

WARRANTY DEED

FROM

Don H. Punch, Jr.

TO

Dale D. Darby

IDENTIFICATION REFERENCE

FEB 20 1 03 PM '86

FELIX Z. WILSON JT REGISTER
DAVIDSON COUNTY, TN

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	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
			44576.56- CNVT.	
			115.96 CSTAX	
			.50 PRFEE	
			6.00 *DEED*	
			CHECK	122.46-
6102402/20/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.7.2 3.1.

IDENTIFICATION REFERENCE

FEB 20 1 53 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 220605