FORM NO. WD-1

File # 87

STATE OF TENNESSEE }
COUNTY OF DAXXXXXXX Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,005.61

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF February, 19 86

Notary Public

MY COMMISSION EXPIRES: 1-10-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
N. Eddie Montgomery, 215 Centerview Drive, Suite 150, Brentwood, TN 37027
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Francis G. Cummings (NAME)	Mortgage Corp. of the South (NAME)	148-15
4604 Arapaho Court (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 10726 (STREET ADDRESS)	110
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35202 (CITY) (STATE) (ZIP)	

FOR AND IN 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, Donald W. Moore and wife, Deborah L. Moore

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Francis G. Cummings and wife, Sharon R. Cummings

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:

LAND in Davidson County, Tennessee, Being Lot No. 59 on the plan of Apache Hills Section 5, Part Two, of record in Book 5050, Page 39, Register's Office for said county.

SAID Lot No. 59 fronts 62.78 feet on the Southwesterly margin of Arapaho Court and extends back 96.10 feet on the Northwesterly line and 138.30 feet on the Southeasterly line to a dead line in the rear, measuring 84.76 feet thereon.
Being the same property conveyed to Donald W. Moore and wife, Deborah L. Moore from Shirley Ann Cole of record in Book 5561, Page 980, Register's Office, Davidson County, Tennessee.

The Plan of record in Book 5050, Page 39, said Register's Office, shows a 20 foot minimum building setback line from Arapaho Court and a 10 foot easement for public utility and drainage along the rear line(s) of said lot.

Subject to restrictions of record in Book 5040, page 357 said Register's Office.

Subject to notes on said plat recorded in Book 5050, Page 39 of the public records of said Register's Office.

Grantees herein agree to assume an indebtedness evidenced by Deed of Trust of record in Book 5268, page 828, Register's Office for Davidson County, Tennessee in the original principal amount of $31,400.00.

unimproved (XX
This is improved ( ) property, known as 4604 Arapaho Court (House Number) (Street) Antioch, Tennessee 37013 (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 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 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 our hand s this 19th day of February, 19 86

Donald W. Moore
Donald W. Moore

Deborah L Moore
Deborah L. Moore

BOOK 6786 PAGE 864

STATE OF TENNESSEE
XXX Davidson County
Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald W. Moore and wife, Deborah L. Moore

the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 19th day of February, 86

Commission expires 1-10-87

N. Eddie Montgomery
Notary Public

STATE OF TENNESSEE
Davidson County

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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and (they) _____, being authorized so to do, executed 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 _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__

My commission expires _____

_____
Notary Public

PREPARED BY:
N. EDDIE MONTGOMERY, ATTORNEY
215 CENTERVIEW DRIVE, SUITE 150
BRENTWOOD, TN 37027

WARRANTY DEED

FROM

Donald W. Moore

Deborah L. Moore

TO

Francis G. Cummings

Sharon R. Cummings

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
FEB 21 10 04 AM '86

IDENTIFICATION REFERENCE

7.74 02

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

RECEIVED OF _____

FOR _____ BOOK 6786 PAGE 865

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

28995.61- CAMT.
75.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 81.90-
6345A02/21/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.7.4 0 2

IDENTIFICATION REFERENCE

FEB 21 10 04 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 220840