FILE BOX 3

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6789 PAGE 891

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF February, 19 86

Notary Public

MY COMMISSION EXPIRES: 10-14-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 1187 VULTEE BOULEVARD — NASHVILLE, TN 37217

NAME / ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Luther W. Counts (NAME)	CITYFED MORTGAGE COMPANY (NAME)	162-13
941 Ilawood Drive (STREET ADDRESS OR ROUTE NUMBER)	404 BNA Drive, Suite 201 (STREET ADDRESS)	Parcel 198
Nashville, TN 37211 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	5DW-72160

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, James K. Roussel and wife, Sammy C. Roussel

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Luther W. Counts and wife, Vicki J. Counts

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. 64A on the Plan of Dreamland Estates Southeast, Section 2, as of record in Book 5200, page 648, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being part of the same property conveyed to James K. Roussel by deed of record in Book 6559, page 149, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.

This conveyance is subject to any and all existings easements and restrictions of record.

Sammy C. Roussel, wife of the within named James K. Roussel, joins in this conveyance for the purpose of conveying any and all right and title she may have in subject property, especially her marital rights.

This is unimproved ( ) improved (XX) property, known as 941 Ilawood Drive (Street) Nashville (City or Town) TN 37211 (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 my hand this 25th day of February, 1986

Sammy C. Roussel

James K. Roussel

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James K. Roussel

the bargainor ____, with whom I am personally acquainted, and who acknowledged that ~~or proved to me on the basis of satisfactory evidence~~ he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of February, 19 86

Commission expires 10-14-89

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) as such ____ (they) and ____ 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

7 8 4 4 8

IDENTIFICATION REFERENCE

FEB 26 8 15 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM
James K. Roussel

TO
~~Luther W. Counts~~
Vicki J. Counts

RETURN TO:

SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY-AT-LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 25th day of February, 1986, before me personally appeared James K. Roussel, to me known to be the person who executed the foregoing instrument on behalf of Sammy C. Roussel and who acknowledged that he executed the same as the free act and deed of the said Sammy C. Roussel by virtue of that Power of Attorney duly executed by the said Sammy C. Roussel and appearing of record in Book 6716, page 654, of the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, this 25th day of February, 1986.

My Commission Expires: 10-14-89

NOTARY PUBLIC

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

RECEIVED OF _____

FOR _____

BOOK 6789 PAGE 693

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
			6[illegible].00-	CONT.
			178.10	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 184.60-
			7565A02/26/86	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.8448

IDENTIFICATION REFERENCE

FEB 26 8 15 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 222029