FILE BOX 30 PKG

BOOK 5738 PAGE 409

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 70000.00

Subscribed and sworn to before me, this the 28 day of February, 19 86

Affiant

My commission expires: Jan 21, 1990 (Affix Seal)

Notary Public Brent A. Campbell

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY SOUTHEAST TITLE of Tennessee, Inc.	
Suite 170, Parkway Towers, 404 James Robertson Pky, Nashville, TN 37219	
ADDRESS OF NEW OWNER: LeRoy H. Rouse	SEND TAX BILLS TO: MORTGAGE TRUST COMPANY
703 Marlin Pass	2401 Hillsboro Road, Suite 100
Madison, Tennessee 37115 (STREET ADDRESS)	Nashville, Tennessee 37212 (STREET ADDRESS)
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO 052-16-0 103.00	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ELAINE S. MEARS, AN UNMARRIED PERSON

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO LEROY H. ROUSE AND WIFE, ERDITH L. ROUSE

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot No. 84 on the Plan of Marlin Meadows Subdivision, Section IV, of record in Plat Book 2133 at page 66, Register`s Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to John D. Mears and wife, Elaine S. Mears by Deed of record in Book 3071, page 425, Register`s Office for Davidson County, Tennessee. The said John D. Mears and wife, Elaine S. Mears having since divorced by decree of record in Book 5027, page 727, with said property being conveyed to Elaine S. Mears by Nunc Pro Tunc of record in Book 6798, page 407, Register`s Office for said County.

This conveyance is subject to taxes for the year 1986 and subsequent years, easements and restrictive covenants of record.

THIS IS _____ IMPROVED PROPERTY KNOWN AS 703 Marlin Pass, Madison, Tennessee 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular 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 28 day of February, 19 86

Elaine S. Mears

Elaine S. Mears

State of Tennessee
County of Davidson

BOOK 6798 PAGE 410

On this 28 day of February, 19 86, before me personally appeared ELAINE S. MEARS, AN UNMARRIED PERSON to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.
My Commission expires:

Jan 21, 1990

Notary Public

Brent A. Campbell

BRENT A. CAMPBELL NOTARY PUBLIC STATE OF TENNESSEE

State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

WARRANTY DEED

8 1 0 4 1

IDENTIFICATION REFERENCE

MAR 6 1 23 PM '86

RECEIVED IN REGISTER
DAVIDSON COUNTY, TN

SOUTHEAST TITLE
OF TENNESSEE, INC.
SUITE 170
PARKWAY TOWERS
404 JAMES ROBERTSON PKY
NASHVILLE, TN 37219

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

RECEIVED OF _____

FOR _____

BOOK 6798 PAGE 411

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

70000.00- CAMT.
182.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 188.50-
0626A03/06/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

81041

IDENTIFICATION REFERENCE

MAR 6 1 23 PM '86

REGISTER OF DEEDS
DAVIDSON COUNTY, TN

No. 225015