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FILE IN BOX #4

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } #86-3-56

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,383.63

Donald Litchford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March, 1986

Notary Public

MY COMMISSION EXPIRES: February 19, 1988
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTYS., Suite 500, One Church Street Bldg., Nashville, TN 37201
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| DONALD LITCHFORD (NAME) | DUVAL FEDERAL S & L ASSOCIATION (NAME) | MAP 73-9 |
| 1916 Rosebank Avenue (STREET ADDRESS OR ROUTE NUMBER) | 4019 Boulevard Center Drive (STREET ADDRESS) | PARCEL 205 |
| Nashville, Tennessee 37206 (CITY) (STATE) (P. O. ZIP) | Jacksonville, FL 32207 (CITY) (STATE) (ZIP) | #15DZ-60470 |

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, H. MICHAEL HAYNES and wife, SUSAN H. HAYNES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DONALD LITCHFORD and wife, MARY L. LITCHFORD

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. 28 on the Plan of Henderson Gardens, Section 1, of record in Book 2900, Page 75, Register's Office for said County, to which said Plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to H. Michael Haynes and wife, Susan H. Haynes, by Deed from Gerald Keith Hurst and wife, Priscilla Lynn Hurst, of record in Book 6184, Page 384, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 3031, Page 604, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

AS part of the above consideration, the Grantees herein assume and agree to pay the unpaid balance owing on a certain Note executed by the Grantors herein to Baker Mortgage Company, in the original principal amount of $57,200.00, of record in Book 6398, Page 975, Register's Office for Davidson County, Tennessee, said Deed assigned to Duval Federal Savings & Loan Association, by assignment of record in Book 6398, Page 982, said Register's Office.

This is (unimproved) (improved XX) property, known as 1916 Rosebank Avenue, Nashville, Tennessee 37206
(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 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 their hand s this 31st day of March, 19 86

H. Michael Haynes
H. MICHAEL HAYNES

Susan H. Haynes
SUSAN H. HAYNES

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jonathan J. Foley, Jr., a Notary Public in and for said County and State, the within named H. MICHAEL HAYNES and wife, SUSAN H. HAYNES

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of March, 1986.

Notary Public

Commission Expires February 19, 1988

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

**WARRANTY DEED**

FROM
H. MICHAEL HAYNES and wife, SUSAN H. HAYNES

TO
DONALD LITCHFORD and wife, MARY L. LITCHFORD

IDENTIFICATION REFERENCE

88166

APR 2 | 24 PM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

**FOLEY & WEISS**
ATTORNEYS AT LAW
SUITE 500
ONE CHURCH STREET BUILDING
NASHVILLE, TENNESSEE 37201

04/02 184.31 - CHECK

9015

# 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 |
|---|---|---|---|---|

68383.63- CONT.
177.04 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 184.34-
9095A04/02/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 8 1 6 9

IDENTIFICATION REFERENCE

APR 2 1 24 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 233275