BOOK 6945 PAGE 539

mail

MAP: 119-1;
PARCEL: 293

This Instrument Prepared
From Information Furnished
by the Parties by:
Imogene W. Bolin, Attorney
P. O. Box 467
Smyrna, Tennessee 37167

SEND TAX BILLS TO:

Lumbermen's Investment Corporation
P. O. Box 40
Austin, TX 78767

NAME AND ADDRESS OF NEW OWNERS:

Real Estate Consultants, Inc.
P. O. Box 1480
LaVergne, TN 37086

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN
Aug 11 10 55 AM '86
IDENTIFICATION REFERENCE
30276

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, receipt of which is hereby acknowledged; and other good and valuable consideration; a part of which is the assumption of one certain trust deed of record in Book 5362, page 891, of the Register's Office of Davidson County, Tennessee, and note of even date thereby secured, in the original principal amount of $ 23,950.00 payable to Dobson & Johnson, Inc., which debt the Grantee herein assumes and agrees to pay as part payment of the purchase price;

I, the undersigned, DEBBIE L. MASON, unmarried, have bargained and sold and do hereby transfer and convey unto REAL ESTATE CONSULTANTS, INC., a Tennessee Corporation, its successors and assigns forever, that certain parcel of real estate situated in the 6th Civil District of Davidson County, State of Tennessee, and being further described as follows, to-wit:

BEING Lot No. 144, Block 30, on the Map of Overhill City, of record in Book 332, page 21, of the Register's Office of Davidson County, Tennessee.

Said Lot No. 144 fronts 67 feet on the southerly margin of Rose Street and extends back between parallel lines with the easterly margin of Wickson Avenue, 150 feet to an alley.

This being the same property conveyed by Newrob Properties, a partnership, etc. to Debbie L. Mason, unmarried, by deed appearing of record in Book 6343, page 593, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all lawful easements, setback lines, or zoning and subdivision

restrictions of the appropriate governmental body, of record and applying to the within-described property.

This conveyance is made further subject to a second mortgage indebtedness of record in Book 6343, page 596, of the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land in fee simple together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee herein, its successors and assigns, forever.

AND I do covenant with the said Grantee herein that I am lawfully seized and possessed of said land in fee simple; have a good right to convey the same; and, the same is unencumbered except as hereinabove set forth. The 1986 property taxes are assumed by the Grantee herein.

AND, I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee herein, its successors and assigns, against the lawful claims of all persons, whomsoever.

Possession of the within-described property will be given to the Grantee with deed.

The Grantor hereby transfers and assigns to the Grantee all right, title and interest which I may have in and to the escrow account associated with the above-referenced first mortgage indebtedness.

WITNESS MY HAND, this 31st day of July, 1986.

Debbie L. Mason

DEBBIE L. MASON

(SEE ACKNOWLEDGEMENT ON NEXT PAGE)

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STATE OF TENNESSEE]
]
COUNTY OF RUTHERFORD]

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, the within-named DEBBIE L. MASON, the bargainor, with whom I am personally acquainted; and who acknowledged that she executed the foregoing (WARRANTY DEED) instrument for the purposes contained therein.

WITNESS MY HAND and official seal at Smyrna, Tennessee, this the 31 day of July, 1986,

Imogene W. Bolin
Notary Public

My commission expires: 8-28-86

STATE OF TENNESSEE]
]
COUNTY OF RUTHERFORD]

I hereby swear or affirm, that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 30,591.01, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Imogene W. Bolin
Affiant

Sworn to and subcribed before me this the 31st day of July, 1986.

Peter T. Bolin
Notary Public

My commission expires: 11-3-86

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
			30591.01= CONT.	
			85.69 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	95.19=
8532A08/11/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30276

IDENTIFICATION REFERENCE

AUG 11 10 55 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 281646