BOOK 7001 PAGE 143 Bat 48

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~56,100.00~~

William A. Troutt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September, 19 86

A. Aaron Adams
Notary Public A. Aaron Adams

MY COMMISSION EXPIRES: ~~January 21, 1986~~

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
EAST END TITLE & ESCROW, INC. – 405 Two Mile Pike – Goodlettsville, Tennessee 37072

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO Mortgagee	MAP-PARCEL NUMBERS
WILLIAM A. TROUTT (NAME)	ATLANTIC COAST MORTGAGE (NAME)	MAP 033-12
437 Janette Avenue (STREET ADDRESS OR ROUTE NUMBER)	3975 UNIVERSITY DRIVE (STREET ADDRESS)	PARCEL 135
Goodlettsville, TN 37072 (CITY) (STATE) (P O ZIP)	FAIRFAX, VA 22030 (CITY) (STATE) (ZIP)	

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, LOIS L. THOMAS AND MAGGIE T. LOWE
Unmarried Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM A. TROUTT and wife, FRANCES E. TROUTT

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. 69 on the Plan of Gateway Subdivision, Section I,, as of record in Plat Book 3300, page 39 and 40, Register's Office for Davidson County, Tennessee and described as follows:

Said Lot No. 69 fronts 80 feet on the southerly side of Janette Avenue and extends back 156.6 feet, more or less, on the easterly line, and 160.3 feet, more or less, on the westerly line, to Dry Creek, on which it measures 92 feet, more or less.

Being the same property conveyed to Maggie T. Lowe, for life, with remainder in fee simple to Lois L. Thomas, by deed of record in Book 6099, page 894, Register's Office for Davidson County, Tennessee.

49824

IDENTIFICATION REFERENCE

Oct 6 12 37 PM '86

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) / improved (XX) property, known as 437 Janette Avenue, Goodlettsville, TN 37072
(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 heir 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 covey 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 30th day of September, 19 86

Lois L. Thomas
LOIS L. THOMAS, UNMARRIED

Maggie T. Lowe
MAGGIE T. LOWE, UNMARRIED

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 LOIS L. THOMAS AND MAGGIE T. LOWE

the bargainor S, 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 GOODLETTSVILLE, Tennessee, this 30th day of September, 19 86.

Commission expires January 21, 1986

A. Aaron Adams
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 / himself / themselves) acknowledged (he / they) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he / they) as such _____ and _____ being authorized so to do, execute 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

WARRANTY DEED

FROM
LOIS L. THOMAS

TO
WILLIAM A. TROUTT and wife, FRANCES E

TROUTT

RETURN TO:

EAST END TITLE & ESCROW, INC.
405 Two Mile Pike
Goodlettsville, Tennessee 37072

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

RECEIVED OF _____

FOR _____

BOOK 7001 PAGE 145

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

56103.00- CAMT.
157.00 CSTAX
.50 PRFE
6.00 WDE.D
CHECK 163.00-
0723A10/06/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 9 8 2 4

IDENTIF. REFERENCE

Oct 6 12 37 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 303331