50307

This Instrument Prepared by:
Gayle T. Moyer, Attorney at Law
City Hall Mall
Franklin, TN 37064

Field Book No. 5DU-39311
Map and Parcel No. 162-5-26

IDENTIFICATION REFERENCE

Oct 7 12 48 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

BOOK 7002 PAGE 714

Send Tax Statements To:
Metmor Financial, Inc.
4050 Wilshire Blvd.
Los Angeles, Calif.
90010-3488

Name/Address New Owner:
Mr. & Mrs. Carl
527 Southcrest Dr.
Nashville, TN. 37211

Name of Mortgagee:
Metmor Financial, Inc.

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, a part of the consideration being the assumption by Grantees of that certain promissory note dated August 19, 1977, as more fully described in that certain deed of trust securing payment of said note dated August 19, 1977 and recorded in Book 5187, page 190, Register's Office of Davidson County, Tennessee, which debt the Grantees herein assume and agree to pay as part payment of the purchase price, and Grantees further hereby assuming the obligations of Grantors under the terms of the instruments creating the loan to indemnify the Veteran's Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned, we, GARY D. BOWEN and wife, PATRICIA BOWEN, have bargained and sold and by these presents do transfer and convey unto CARL A. HARDING and wife, PAULINE O. HARDING, their heirs and assigns forever, the following described property, to wit:

A certain tract or parcel of land situated in the Davidson County, Tennessee and being Lot No. 57 on the Plan of Southwood Subdivision as of record in Book 2663, page 125, Register's Office of Davidson County, Tennessee, to which plan reference is herein made for a more complete description.

Being the same property conveyed to Gary D. Bowen and wife, Patricia Bowen by deed from Charles M. Rogers and wife, Ann E. Rogers, of record in Book 5410, page 296, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND WE DO COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. Deed of trust executed by Charles M. Rogers and wife, Ann E. Rogers to George V. Crawford, Jr., Trustee, in favor of Allstate Enterprises Mortgage Corporation, dated August 19, 1977 and recorded August 23, 1977 at 9:05 a.m.

in Book 5187, page 190, Register's Office of Davidson County, Tennessee, to secure payment of a promissory note in the original principal sum of $32,500.00, payable as therein specified, together with any terms, conditions, limitations or restrictions recited therein. Said note and deed of trust assigned to Crossland Capital Corp. by instrument recorded in Book 6717, page 139, Register's Office of Davidson County, Tennessee.

2. Restrictive covenants of record in Book 2904, page 51, Register's Office of Davidson County, Tennessee.

3. Plan of record in Book 2663, page 125 and 126, Register's Office of Davidson County, Tennessee, which shows an owner's certificate, 30-foot setback line from Wessex Drive and Wessex Court, and a 10-foot easement for public utility purposes along the southerly lot line.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 6th day of October, 1986.

Gary D. Bowen
GARY D. BOWEN

Patricia Bowen
PATRICIA BOWEN

STATE OF TENNESSEE
COUNTY OF WILLAMSON

Personally appeared before me, Gayle D. Moyer, a Notary Public in and for said County and State, the within named GARY D. BOWEN and PATRICIA BOWEN, the bargainors, 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 seal, at office, on this 6th day of October, 1986.

My Commission Expires:
5-20-87

Gayle D. Moyer
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $66,317.13.

Carl A. Harding
Affiant

Sworn to and subscribed before me on this the 6th day of October, 1986.

My Commission Expires:
5-20-87

Gayle D. Moyer
Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7002 PAGE 716

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

60317.13- CAMT.
185.64 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 192.14-
#294A10/27/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50307

IDENTIFICATION REFERENCE

OCT 7 12 40 PM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 303888