Prepared by: M. Wesley Hall, III
Attorney at Law
223 Madison Street
Suite 212
Madison, TN 37115

Mail

# WARRANTY DEED

BOOK 7071 PAGE 771

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Dorothy J. Owens (NAME) | Bancplus Mortgage Corp. (NAME) | 71-15 305 |
| 1716 Charlotte Avenue (STREET ADDRESS OR ROUTE NUMBER) | P.O. Box 47524 (STREET ADDRESS) | |
| Nashville, TN 37202 (CITY) (P. O. ZONE) (STATE) | San Antonio, TX 78265-6016 (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* .....

Ten and No/100----------($10.00)---------- *Dollars,* cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the said Grantee of the unpaid balance owing on a note in the original amount of $34,500.00 to Dominion Bancshares Mortgage Corporation, secured by a Deed of Trust of record in Book 6552, page 521, said Register's Office and the assumption of the unpaid balance owing on a note in the original amount of $3,500.00 to Leland D. Watts, secured by a Deed of Trust of record in Book 6595, page 251, said Register's Office,

I, Randall A.Thompson, a single person,

*have this day bargained and sold, and do hereby transfer and convey unto the said*

Dorothy J. Owens, her

..... *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 109 on the Plan of Sharpe and Horn's Second Addition to Northeast Nashville, as of record in Plat Book 161 at page 53, Register's Office for Davidson County, Tennessee.

Said Lot No. 109 fronts 50 feet on the easterly margin of Joseph Avenue and extends back between parallel lines of 145 feet to an alley.

Being the same property conveyed to Randall A. Thompson, a single person, by deed from Leland D.Watts and wife, Winnifred A. Watts, of record in Book 6595, page 248, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 37,788.53

Subscribed and sworn to before me, this the 12th day of December 19 86

Affiant Dorothy J. Owens

My commission expires: 5/13/90 (Affix Seal)

Notary Public Susan S. Wise

STATE OF TENNESSEE
DAVIDSON COUNTY
REAL ESTATE TRANSFER TAX
DEC 15 1986

unimproved ( )
This is improved (X) property, known as 1215 Joseph Avenue, Nashville, Tennessee
(House Number) (Street) P.O. Address: (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said*

Dorothy J. Owens, her

..... *(successors), heirs and assigns forever* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as noted in the public records.

I *further covenant and bind* myself/my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantee, her

..... *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* my *hand this* 12th *day of* December 19 86

*corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.*

Randall A Thompson

RANDALL A. THOMPSON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Randall A. Thompson, a single person, (or proved to me on the basis of satisfactory evidence the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Madison, Tennessee, this 12th day of December, 1986.

Susan S. West
Notary Public

Commission expires 5/13/90

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

RECORDED
DEC 17 9 44 AM '86
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

CROSS REFERENCE

7374 6

WARRANTY DEED

FROM

RANDALL A. THOMPSON

TO

DOROTHY J. OWENS

Compliments of
**Commonwealth Title Agency of Nashville, Inc.**
Suite 106, Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

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

RECEIVED OF _____

FOR _____

BOOK 7071 PAGE 773

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

37[illegible]90.53- CNTY.
[illegible]85.84 STTAX
.50 PRFE
6.00 MOR
CHECK 113.34-
790[illegible]2/17/86 SAL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 3 7 4 6

IDENTIFI REFERENCE

DEC 17 9 45 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

**No.** 23746