WARRANTY DEED

BOOK 7082 PAGE 321

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF December, 1986

Notary Public

MY COMMISSION EXPIRES: September 14, 1990

THIS INSTRUMENT WAS PREPARED BY: Douglas R. Berry, 917 Two Mile Pky., Goodlettsville, TN 37072

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
JOE R. EVANS, et ux (NAME)	MORTGAGE TRUST COMPANY (NAME)	34-05
310 Alta Loma Road (STREET ADDRESS OR ROUTE NUMBER)	2401 Hillsboro Road (STREET ADDRESS)	69
Goodlettsville, Tn. 37072 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	GO 4801

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, MARY J. SEMRICK FRENCH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOE R. EVANS and wife, LINDA C. EVANS

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:

Being part of Lot No. 38 on the Map of Bransford Realty Company's Alta Loma Subdivision, of record in Book 421, page 44, Register's Office for Davidson County, Tennessee, and further described as follows:

Beginning at a point in the center of Alta Loma Road, said point being 395 feet west of the west line of the right-of-way of the L & N Railroad; thence in a southerly direction along the westerly line of the property conveyed to Horace L. Garrett and wife, by deed from George P. Howell and William H. Howell, of record in Book 2600, page 567, said Register's Office, 290 feet to the northeast corner of the property conveyed to Raymond Trammell and wife, by deed from Orvell Leon Smith and wife, of record in Book 2956, page 139, said Register's Office; thence with said Trammell's northerly line, westerly 73 feet to the northwest corner of the property conveyed to Trammell, said point also being the easterly boundary line of the property conveyed to James C. Ferguson and wife, Pauline Ferguson, by deed from Jack Boyd and wife, Marie Boyd; of record in Book 2598, page 623, said REgister's Office; thence in a northerly direction along the easterly line of said Ferguson property, 290 feet to the center of Alta Loma Road; thence easterly 73 feet to the point of beginning.

Being the same property conveyed to Mary J. Semrick by deed from David Thomas Corlew and wife, Teresa G. Corlew, of record in Book 5341, page 722, Register's Office for Davidson County, Tennessee.

....CONTINUED...

This is unimproved (X) improved ( ) property, known as 310 Alta Loma Road, Goodlettsville, Tennessee 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 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 our hands this 19th day of December, 19 86

Mary J. Semrick French — Walter French

MARY J. SEMRICK FRENCH — WALTER FRENCH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary J. Semrick French and Walter French

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this 19th day of December, 19 86

Mary J. Semrick French
Notary Public

Commission Expires September 11, 1990

STATE OF
County

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared , with whom I am personally acquainted and who upon { his oath / their several oaths } acknowledged { himself / themselves } to be the and respectively of the the within named bargainor, a corporation, and that { he / they } as such and , being authorized so to do, executed the foregoing instrument for the purpose 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

.....Continued...

Walter French, spouse of the said Grantor, joins in this deed for the purpose of conveying any interest he may have in said property.

7 6 7 1 5.

IDENTIFICATION REFERENCE

Dec 29 | 46 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

TO

DOUGLAS R. BERRY
Attorney At Law
907 Two Mile Pky.
Goodlettsville, TN 37072
(615) 859-4086

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

5290 .04 CRT
140.00 STAT
.50
2.00
TOTAL 194.62
1361A 8/29/86 DAL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.6 7.1.5

IDENTIFICATION REFERENCE

Dec 29 1 46 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 27054