B-44

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $50,403.14.

E. Richard Sams, Jr.
Affiant

Subscribed and sworn to before me, this 27th day of December, 1986.

Notary Public

My Commission expires: 7-11-90

This Instrument prepared by:
GULLETT, SANFORD, ROBINSON & MARTIN
230 Fourth Avenue North
Nashville, Tennessee 37219

Address new owners as follows:	Mortgagee:	Send Tax Bills to:	Map-Parcel Numbers
E. Richard Sams, Jr., and wife, Gerry M. Sams 4708 Churchwood Drive Nashville, TN 37220	First Family Mortgage Corp. 2900 Ogden Avenue Lisle, IL 60532	(Mortgagee)	148-10-061

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **SYLVIA MABRY MCCOMAS, NOW SYLVIA MABRY WOODY,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **E. RICHARD SAMS, JR., AND WIFE, GERRY M. SAMS,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 138 on the Plan of Locustwood Subdivision, Section 2, as of record in Book 2331, page 147, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Guerry C. McComas and wife, Sylvia M. McComas, by deed from William E. Woods and wife, Gwendolyn Woods, of record in Book 5427, page 750, said Register's Office; the said parties having since divorced and by quitclaim deed of record in Book 5720, page 354, said Register's Office, property was vested in Sylvia Mabry McComas, now Sylvia Mabry Woody.

This is improved property, known as 3915 East Ridge Drive, Nashville, Tennessee 37211.

This conveyance is made subject to:

1. Deed of Trust executed by Guerry C. McComas and wife, Sylvia M. McComas, to J. C. Rencarge, Trustee, of record in Book 5427, page 753, Register's Office for Davidson County, Tennessee, dated April 24, 1979, to secure to Exchange Bond and Mortgage Corporation an indebtedness in the principal amount of $44,600.00.

2. Restrictive Covenants of record in Book 2601, page 453, said Register's Office.

78548

IDENTIFICATION REFERENCE

Dec 31 2 14 PM '86

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

2.3. Matters shown on the plan of record in Book 2331, page 147, said Register's Office.

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 I do covenant with the said Grantees that I am 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 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 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.

George I. Woody, the present husband of Sylvia Mabry Woody, joins in this instrument for the purpose of conveying, and does hereby convey, to the Grantees all right, title and interest he may have in the subject property.

Guerry C. McComas, the former husband of Sylvia Mabry Woody, joins in this instrument for the purpose of conveying, and does hereby convey, to the Grantees all right, title and interest he may have in the subject property.

Guerry C. McComas and Guerry Clayton McComas are one and the same person.

Sylvia M. McComas, Sylvia Mabry McComas and Sylvia Mabry Woody are one and the same person.

WITNESS our hands this 29 day of December, 1986.

Sylvia Mabry Woody

George I. Woody

Guerry C. McComas

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 Sylvia Mabry Woody, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of December, 1986.

Notary Public

My Commission Expires: 9-11-90

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 George I. Woody, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of December, 1986.

Notary Public

My Commission Expires: 9-11-90

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 Guerry C. McComas, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of December, 1986.

Julia C. Hunt
Notary Public

My Commission Expires: 11-12-89

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

RECEIVED OF _____

FOR _____

BOOK 7089 PAGE 908

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
			50453.14- CAMT,	
			141. 2 CSTAX	
			.50 PRFEE	
			9.00 WDT *	
			CHECK 150.62-1	
3404A12/31/86			PAL .01	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78548

IDENTIFICATION REFERENCE

DEC 31 2 14 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 29071