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File 27

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,500.00

David E. Sagraves
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March 19 87

N. Gail Montgomery
Notary Public

MY COMMISSION EXPIRES: 10-24-87
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Montgomery & Associates 215 Centerview Dr. Suite 150, Brentwood, TN 37027
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David E. Sagraves (NAME)	Mortgage Corporation of the (NAME)	148-07-0
109 Denise Drive (STREET ADDRESS OR ROUTE NUMBER)	2119 6th Avenue North (STREET ADDRESS)	081.00
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35203 (CITY) (STATE) (ZIP)	05DU16992

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, George A. Climer and wife, Barbara F. Climer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David E. Sagraves and wife, Rhonda W. Sagraves

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 Lot No. 802 on the Plan of Cherokee Hills, Section 8, of record in Plat Book 3700, Page 154, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to George A. Climer and wife, Barbara F. Climer by deed from George R. Thomas, Jr. and wife, Susan B. Thomas of record in Book 5357, Page 512, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 4198, page 609 and in Book 4518, page 495 said Register's Office.

This conveyance is subject to any and all existing easements of record.

10156

IDENTIFICATION REFERENCE

APR 1 1 35 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 109 Denise Drive, Antioch, TN 37013
(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 their hands this 30th day of March, 19 87

George A. Climer

Barbara F. Climer

937

STATE OF TENNESSEE
~~Davidson County~~
Williamson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George A. Climer and wife, Barbara F. Climer

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 Brentwood, Tennessee, this 30th day of March 19 87

Commission expires 10-1-87

M. Eddie Motley
Notary Public

STATE OF TENNESSEE
Davidson County

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) 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 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
George A. Climer and wife,
Barbara F. Climer

TO
David E. Sagraves and wife,
Rhonda W. Sagraves

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
			175.00	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 181.50
			907:AC4/01/87	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1015.6

IDENTIF. REFERENCE

APR 1 1 35 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 64034