File Box #24

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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF April, 1987.

Notary Public

MY COMMISSION EXPIRES 7-8-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO. (Mortgagee)	MAP-PARCEL NUMBERS
David S. Quaintance (NAME)	National Mortgage Company (NAME)	4D-32514
3826 Pacifica Drive (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	86-1
Hermitage, TN. 37076 (CITY) (STATE) (P O ZIP)	Memphis, TN. 38118 (CITY) (STATE) (ZIP)	63

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, Edward C. Lipositz and wife, Susan Lipositz

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David S. Quaintance and wife, Alice V. Quaintance and Celton D. VanCleave and wife, Mary Scott VanCleave

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. 10, Addition to Section 4, Hermitage Hills, of record in Book 3842, Page 128, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Edward C. Lipositz, unmarried, by deed from Brinson B. Oliver and wife, Mary G. Oliver, of record in Book 6418, Page 593, Register's Office, Davidson County, Tennessee.

Susan Lipositz herein joins to convey any and all rights and interest she may have; especially her marital rights.

This conveyance is subject to restrictions of record in Book 4140, Page 121, said Register's Office.

This conveyance is subject to a public utility easement; utility anchor easement and building setback lines of record in Book 3842, Page 128, said Register's Office.

19314.

IDENTIFICATION REFERENCE

APR 27 3 21 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 3826 Pacifica Drive, Hermitage, TN. 37076
(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 hand this 23rd day of April, 19 87

Edward C. Lipositz

Susan Lipositz

9537

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edward C. Lipositz and wife, Susan Lipositz

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 Nashville, Tennessee, this 23rd day of April 19 87.

Commission expires 7-9-89

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) 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

Edward C. Lipositz

Susan Lipositz

TO

David S. Quaintance
~~Alice V. Quaintance~~

Celton D. VanCleave
~~Mary Scott VanCleave~~

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217

OFFICIAL USE
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
			6970 B- CAMT 195.16 CSTAX .50 PREE 6.00 WDEED CHECK 201.66- 9633A04/27/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19314

IDENTIFICATION REFERENCE

APR 27 3 21 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 74356