45

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,000.00

George B. Laramore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July 19 87

Patricia Ann Nichols
Notary Public

MY COMMISSION EXPIRES: 9/9/88

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

RICHARD A. NORTHCUTT - 1161 Murfreesboro Road - Suite 340 - Nashville, TN 37217

NAME / ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
George B. Laramore (NAME)	Atlantic Coast Mortgage Company (NAME)	MAP 59-14
3821 Crouch Drive (STREET ADDRESS OR ROUTE NUMBER)	3975 University Drive (STREET ADDRESS)	PARCEL 137
Nashville, TN 37207 (CITY) (STATE) (P.O ZIP)	Fairfax, VA 22030 (CITY) (STATE) (ZIP)	13DA35260

FOR AND 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, Julia Simpson, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George B. Laramore, unmarried

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. 78 on the Plan of Haynes Manor, Section 1, of record in Plat Book 3600, page 85, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to George Simpson and wife, Julia Simpson, by deed from Cumberland Builders, Inc., of record in Book 4170, page 279, said Register's Office. George Simpson now being deceased.

This conveyance is subject to Restrictive Covenants of record in Book 3829, Page 720 and Book 3840, page 404, Register's Office for said County.

52558

IDENTIFICATION REFERENCE

Aug 4 2 48 PM '87

PAUL J. WILSON III REGISTER DAVIDSON COUNTY, TN

unimproved ( ) This is improved (XX) property, known as 3821 Crouch Drive, Nashville, TN 37207
(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 heir 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 my hand this 31st day of July, 19 87

Julia Simpson
Julia Simpson

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 Julia Simpson, a widow

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 31st day of July, 1987.

Commission expires 9/19/89

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he / they) as such _____ and _____ being authorized so to do, execute 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

Julia Simpson

TO

George B. Laramore

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 340
Nashville, TN 37217

RICHARD A NORTHCUTT
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

480[illegible].00- PAID
134.40 CO TAX
.50 PRFEE
6.00 MISC
CHECK 140.90-
7787A08/04/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52558

IDENTIFICATION REFERENCE

AUG 4 2 48 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 01790