BOOK 7342 PAGE 442

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,228.19

John W Erskin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF September 1987

Notary Public

My Commission Expires Jan. 10, 1989

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
STEVEN G. WATERS — 2019 RICHARD JONES ROAD, SUITE 204 — NASHVILLE, TN 37215

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John W. Erskin (NAME)	Mortgage Corp. of the South (NAME)	
1308 Oakhurst Drive (STREET ADDRESS OR ROUTE NUMBER)	2119 6th Avenue North (STREET ADDRESS)	91-15-43
Nashville, TN 37216 (CITY) (STATE) (P.O. ZIP)	Birmingham, Alabama 35209 (CITY) (STATE) (ZIP)	12W-7442

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, Real Equity, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John W. Erskin, 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

LAND in Davidson County, Tennessee, more particularly described as follows: Being the southerly 50 feet of the northerly 55 feet of the easterly 150 feet of Block No. 6 on Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition as of record in Book 421, page 18, Register's Office for Davidson County, Tennessee, being described as follows:

BEGINNING on the westerly margin of 53rd Avenue, North at a point 273 feet north of the northwest corner of Elkins Avenue and 53rd Avenue North, being the northeast corner of the property conveyed to Lois Guire by deed from B. Levita of record in Book 1494, page 235, said Register's Office; thence with the westerly margin of 53rd Avenue North, northwardly 50 feet to the southwest corner of the property conveyed to Q. W. Cooper and wife, from B. Levita of record in Book 1513, page 43, said Register's Office; thence with Cooper's southerly line, westwardly 150 feet; thence southwardly 50 feet to the said Guire's northwest corner; thence with Guire's northerly line eastwardly 150 feet to the beginning.
Being the same property conveyed to Real Equity, Inc. by deed from Ronald D. Cheatham, a married person of record in Book 7142, page 858, Register's Office, Davidson County, Tennessee.

Subject to an easement of record in Book 5831, page 285, said Register's Office.
Grantee herein agrees to assume an indebtedness evidenced by Deed of Trust of record in Book 5237, page 67, in the original principal amount of $24,850.00 to Mortgage Corporation of the South and a deed of trust of record in Book 7142, page 861, in the original principal amount of $23,205.00 to James W. Dorris et al, both of record in Register's Office for Davidson County, Tennessee.

CHECK This is unimproved ( ) improved ( ) property, known as 327 53rd Avenue North, Nashville, TN 37209
(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 my hand this 1st day of September 1987

Real Equity, Inc.
By: David L. Ramsey, III, President
David L. Ramsey, III, President

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____ a Notary Public in and for said County and State, the within named _____

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 _____, Tennessee, this _____ day of _____ 19 _____

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared David L. Ramsey, III with whom I am personally acquainted and who upon his oath acknowledged himself be the President of the Real Equity, Inc. the within named bargainor, and corporation, and that (he) as such President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said David L. Ramsey, III as such President as such

Witness my hand and official seal at office at Nashville, Tennessee on this the 1st day of September 19 87

My commission expires _____

Notary Public

My Commission Expires Jan. 10, 1989

61749

WARRANTY DEED

FROM

Real Equity, Inc.

TO

John W. Erskin, unmarried

IDENTIFICATION REFERENCE

SEP 2 10 32 AM '87

DAVIDSON COUNTY, TN

RETURN TO:

STEVEN G. WATERS
Attorney at Law
2019 Richard Jones Road
Suite 204
Nashville, TN 37215

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

52228.12- CAMT.
146.16 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 152.66-
3543A09/02/87 BAI .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 1 7 4 9

IDENTIFICATION REFERENCE

SEP 2 10 32 AM 187

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 12312