STATE OF TENNESSEE
COUNTY OF DAVIDSON — The actual consideration or value whichever is greater, for this transfer is $ 44,000.00

Subscribed and sworn to before me, this the 02 day of September 19 87

My commission expires January 10, 1989

Affiant

Notary Public

# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc. 7N11629
Suite 170, Parkway Towers, 404 James Robertson Pky, Nashville, TN 37219

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: |
|---|---|
| Ivan G. Ewing | Atlantic Coast Mortgage Company |
| 1806 Joy Circle | 3975 University Drive |
| STREET ADDRESS | STREET ADDRESS |
| Nashville, TN 37207 | Fairfax, VA 22030 |
| CITY STATE ZIP | CITY STATE ZIP |
| MAP NO. 071-12-0 031.00 | PARCEL NO. |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED Jerry A. Ralph, an unmarried man

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Ivan G. Ewing and wife, Valerie D. Ewing

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 61 on the Plan of Joywood, of record in Plat Book 974 at page 45, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Jerry A. Ralph, an unmarried man by Deed of record in Book 6541 page 533, Register's office for said County.

This conveyance is subject to taxes for the year 1987 and subsequent years, easements and restrictive covenants of record.

62483

IDENTIFICATION REFERENCE

SEP 3 3 27 PM '87

DAVIDSON COUNTY, TN

CHECK

THIS IS _____ IMPROVED PROPERTY KNOWN AS 1806 Joy Circle, Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever; and we do covenant with the said GRANTEE(S) 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 hereinabove set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the said title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Where context so requires, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 02 day of September 19 87

Jerry A. Ralph

Jerry A. Ralph

State of Tennessee
County of Davidson

BOOK 7344 PAGE 656

On this 02 day of September, 19 87 before me personally appeared Jerry A. Ralph to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be free act and deed.

Witness my hand and official seal.
My Commission expires:

January 10, 1989

Kenneth C. Kant
Notary Public

State of Tennessee
County of

On this 02 day of September, 19 87 before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be free act and deed.

Witness my hand and official seal.
My Commission expires:

January 10, 1989

Notary Public

# WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
SUITE 170
PARKWAY TOWERS
404 JAMES ROBERTSON PKY
NASHVILLE, TN 37219

BOOK 7344 PAGE 656

# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7344 PAGE 657

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

44000.00- CAMT.
123.20 CSTAX
.50 PRFEE
6.00 MORTG
CHECK 129.70-
0370A0970387 DW .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6248.3

IDENTIFICATION REFERENCE

SEP 3 3 27 PM '87

DAVIDSON COUNTY, TN

No. 13121