THIS INSTRUMENT PREPARED BY
Douglas A. Kopp
Ortale, Kelley, Herbert & Crawford
Third Floor, Pinnacle
200 Fourth Avenue North
Nashville, TN 37219-2196

Box 36

WARRANTY DEED

BOOK 7350 PAGE 359

MAP - PARCEL NUMBER (S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
149-2-A-11	Mr/Mrs Kent Viator	Altus Bank P. O. Box 7006 Dothan, AL 36302
FIELD BOOK NUMBER (S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO 07-41-10116
	701 Bayswater Circle	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged and in further consideration of the assumption of, and agreement by the grantees herein to pay the principal balance now due, plus future interest, on a certain note dated August 29, 1986, in the original principal sum of $70,599.00, payable to Capitol Mortgage Corporation in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by Larry G. Bryson and wife, Toni Kihara to Tim N. Taylor, Trustee, as of record in Book 6975, page 275,

LARRY G. BRYSON and wife, TONI KIHARA

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey KENT VIATOR and wife, TERRI VIATOR

unto _____

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, _____ State of Tennessee, described as follows:

Being Lot No. 11 on the Plan of Piccadilly Square, Phase I, as of record in Book 5200, pages 720, 721 and 722, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Larry G. Bryson and wife, Toni Kihara, by deed from Jerry Butler and wife, Judith Butler, as of record in Book 6975,page 272, Register's Office for said County.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property, restrictive covenants in Book 6236, page 683, all By-Laws, covenants and restrictions and amendments thereto relating to Piccadilly Square Homeowners Associations and all matters shown on the recorded plan referred to above.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor Covenants with the Grantee, that he is lawfully siezed and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except as shown above and 1987 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successorsand assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 11th day of September, 1987

Larry G. Bryson

Larry G. Bryson

Toni Kihara

Toni Kihara

BOOK 7350 PAGE 360

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Larry G. Bryson and wife, Toni Kihara

the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 11th day of September, 19 87.

My commission expires: 3-11-90

Notary Public

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

_____ the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19_____.

My commission expires:

_____
Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OF VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS

$ 80,063.60

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF September 19 87 MY COMMISSION EXPIRES: 3-11-90

(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM
LARRY G. BRYSON AND WIFE

TO
KENT VIATOR AND WIFE

64417

IDENTIFICATION REFERENCE

SEP 11 2 40 PM '87

DAVIDSON COUNTY, TN

Box 36

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in 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 oath acknowledged _____ to be the _____ and _____ respectively, of _____, a corporation, the bargainor, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19_____.

My commission expires:

_____
Notary Public

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7350 PAGE 361

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

80063.60- CAMT.
224.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 230.78-
1649A09/11/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.4.4 1.7.

IDENTIFICATION REFERENCE

SEP 11 2 40 PM '87

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 15344