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FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICH EVER IS GREATER, FOR THIS TRANSFER IS $ 52,979.74

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st DAY OF September, 87

Notary Public

MY COMMISSION EXPIRES: 7/17/88

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON

THIS INSTRUMENT WAS PREPARED BY

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

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Gary W. Lancaster	AmSouth Mortgage Company, Inc.	MAP 150-3
(NAME)	(NAME)	
403 Mitchell Avenue	P. O. Box 847	PARCEL 115
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Smyrna, TN 37167	Birmingham, AL 35201	02D72199
(CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	

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, Vance P. Moffatt and wife, Donna J. Moffatt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary W. Lancaster and wife, Angela J. Lancaster

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. 28-A of the Zone Lot Division of Lots Nos. 5, 27, 28 and 31, of Justin Towne, Section Two, of record in Plat Book 5200, page 536, amending Plat Book 5200, page 459, 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 Vance P. Moffatt and wife, Donna J. Moffatt, by deed from Leslie M. Moffatt and wife, Carolyn G. Moffatt, of record in Book 7282, page 551, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 6067, Page 474; and Book 6069, page 33, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Vance P. Moffatt and wife, Donna J. Moffatt, to Michael L. Padalino, Trustee, for AmSouth Mortgage Company, Inc., dated June 24, 1987, and filed for record in Book 7282, Page 553, Register's Office for said County, with an unpaid principal amount of approximately $49,779.74, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

6.7.30

IDENTIFICATION REFERENCE

SEP 23 1 42 PM '87

REGISTER OF DEEDS DAVIDSON COUNTY, TN

unimproved ( ) property, known as 3714 Justin Towne Court, Antioch, TN 37013
This is improved (XX)
(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 covey 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 s this 21st day of September, 19 87

Donna J. Moffatt

Vance P. Moffatt

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 Vance P. Moffatt and wife, Donna J. Moffatt

the bargainor s, with whom I am personally acquainted/and who acknowledged that they (or proved to me on the basis of satisfactory evidence) executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 21st day of September, 19 88.

Commission expires 7/12/88

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/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 _____.

(or proved to me on the basis of satisfactory evidence)

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

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Vance P. Moffatt
Donna J. Moffatt

TO

Gary W. Lancaster
Angela J. Lancaster

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

52979.74- CAMT.
148.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 154.90-
5512A09/23/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

67.7.30

IDENTIFI REFERENCE

SEP 23 1 42 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 19119