file box 8
jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Joe Sweat 524 Holt Valley Road Nashville, TN 37221	BancPlus Mortgage Corp. P.O. Box 47524 San Antonio, TX 78265-6020	MAP 128-11 PARCEL 7 9D-26766

WARRANTY DEED BOOK 7375 PAGE 240

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Randall Huls and wife, Melanie D. Huls

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Joe Sweat and wife, Phyllis Sweat

hereinafter called the Grantee, Grantee's 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, being Lot No. 34 on the plan of Holt Meadows, of record in Book 4300, page 174, Register's Office for said County.

SAID Lot No. 34 fronts 70.00 feet on the northwesterly margin of Holt Valley Road and extends back between parallel lines a distance of 144.00 feet to a dead line.

BEING the same property conveyed to Randall (Randy) Huls and wife, Melanie D. Huls by deed from James M. Norris and wife, Connie S. Norris of record in Book 6531, page 735, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 4767, page 930, said Register's Office, and to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid principal balance of a note secured by a first mortgage deed of trust to Dominion Bancshares Mortgage Corporation, of record in Book 6531, page 738, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

This is ~~an~~ unimproved property, known as 524 Holt Valley Road, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 7th day of October, 19 87

Melanie D. Huls
Melanie D. Huls

Randall Huls
Randall Huls

STATE OF TENNESSEE
COUNTY OF Davidson

On this 7th day of October, 1987, before me personally appeared Randall Huls and Melanie D. Huls, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: 4/24/1987

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7375 PAGE 241

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 78,652.69.

Joe Sweat
Affiant

Subscribed and sworn to before me, this the 7th day of October, 1987.

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

NOTARY PUBLIC AT LARGE

72883

IDENTIFICATION REFERENCE

OCT 8 3 01 PM '87

DAVIDSON COUNTY, TN

WARRANTY DEED

from:
Randall Huls and wife, Melanie D. Huls

to:
Joe Sweat and wife, Phyllis Sweat

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-27050

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7375 PAGE 242

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			78652.69- [illegible]	
			200.38 [illegible]	
			.50 [illegible]	
			6.00 [illegible]	
			CHECK	78,859
13518	10/08/87		[illegible]	.71

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.2 8 8. 3

IDENTIFICATION REFERENCE

OCT 8 3 41 PM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 24835