FILE BOX 12 210319622

BOOK 7431 PAGE 502 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,000.00

Affiant CHECK 199.70

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF DECEMBER, 19 87

Notary Public

MY COMMISSION EXPIRES: 5/14/88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

METROPOLITAN FEDERAL SAVINGS AND LOAN ASSN., P.O. BOX 995, NASHVILLE, TN 37202

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SHIRLEY K.VARDEN	METROPOLITAN FEDERAL S & L ASSN	75-11-176
(NAME)	(NAME)	
1022 RACHEL'S SQ DRIVE	P.O. BOX 995	4D-68907
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
HERMITAGE, TN 37076	NASHVILLE, TN 37202	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE ASSUMPTION OF A NOTE IN THE ORIGINAL AMOUNT OF $54,400.00 WHICH IS SECURED BY A DEED OF TRUST OF RECORD IN BOOK 6723, PAGE 169, RODC, WE UNION FINANCIAL CORPORATION THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SHIRLEY K. VARDEN, 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, being Lot No. 98-A on the Zone Lot Division of Lots 80,81,82,83,84,85,86,87,88,89,90,91,92,93,94,95,96,97,98,99,100,101,103,104, 105,106 and 107, Rachel Square, Section Two, as of record in Book 6250, page 542, Register's Office for Davidson County,Tennessee, to which plan reference is hereby made for a more complete description.

BEING part of the same property conveyed to Union Financial Corporation by deed from Marion Thurman and wife, Eva M. Thurman, of record in Book 7314, page 860, Register's Office for said County.

This conveyance is subject to:
Restrictive covenants contained in instrument of record in Book 6455, page 135. The Plan of record in Book 5200, pages 623-625, amended in Book 6231, pages 64 & 66, and also amended in Book 6250, pages 538-543, said Register's Office,shows an owners certificate, certain easements and setback lines to which reference is hereby made for the location & dimensions thereof. Declaration of Covenants, Conditions and Restrictions of Rachel Square, including assessments, as set forth and contained in an instrument of record in Book 6619, pages 777, said Register's Office and By-Laws appended thereto of record in Book 6619, page 782, said Register's Office.

9.2.2.8.4.

IDENTIFICATION REFERENCE

Dec 21 4 04 PM '87

FELIX Z. WILKINS REGISTER DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 1022 RACHEL'S SQUARE DRIVE, HERMITAGE, TN 37076
(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 18th day of DECEMBER, 1987

UNION FINANCIAL CORPORATION

BY J. Jay Peeler III

J.JAY PEELER,III EXECUTIVE VICE PRESIDENT

BOOK 7431 PAGE 503

STATE OF TENNESSEE
Davidson County

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, (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 _____, Tennessee, this _____ day of _____, 19____.

_____Notary Public

Commission Expires_____

STATE OF TENNESSEE
Davidson County

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared J.JAY PEELER, III

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the EXECUTIVE VICE PRESIDENT of the UNION FINANCIAL CORPORATION a corporation, and that he as such EXECUTIVE VICE PRESIDENT, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as EXECUTIVE VICE PRESIDENT.

Witness my hand and official seal at NASHVILLE, TENNESSEE, this 18th day of DECEMBER, 19 87

June E. Atkinson Notary Public

Commission Expires 4/17/88

WARRANTY DEED

FROM

TO

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7431 PAGE 504

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	69000.00
CON TX	193.20
PRFEE	0.50
WDEED	6.00
TOTAL	199.70
CHECK	199.70

12/21/87 01 16:05 0001 2013

DEC 21 4 04 PM '87

IDENTIFICATION REFERENCE

9 2 2 8 4

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 47140