35

THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
00256320

WARRANTY DEED

BOOK 7452 PAGE 948

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bobby R. Deal (NAME)	Altus Mortgage Corp. (NAME)	MAP 146-14
819 Otter Creek Road (STREET ADDRESS OR ROUTE NUMBER)	851 S. Beltline (STREET ADDRESS)	PARCEL 1
Nashville, TN 37220 (CITY) (STATE) (ZIP)	Mobile, AL 36616 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------
----------$10.00---------- *Dollars,*

Cash in hand paid by Bobby R. Deal and wife, Wanda J. Deal and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

Fannie C. Bivins, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Bobby R. Deal and wife, Wanda J. Deal

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 16th, formerly the 7th, Civil District of Davidson County, Tennessee, described according to a survey made by James A. Hamilton, Jr., Surveyor, October 15, 1958, as follows:

Beginning at an iron pin in Otter Creek Road at the southwest corner of the property conveyed to Albert Lee Regen and wife, by deed from Robert L. Lawrence, Jr. and wife, of record in Book 2752, page 13, Register's Office for said County; thence with said Regen's southern boundary line South 89 degrees East 362.4 feet to an iron pin; thence South 1 degree 00' West 325 feet to an iron pin in the northern boundary line of Forrest Acres Subdivision; thence with said subdivision North 89 degrees West 684.7 feet to a concrete monument, and continuing with the same in the same direction 32.5 feet to a nail in Otter Creek Road; thence with the same North 21 degrees 40' east 50 feet, more or less, and coninuing with same North 49 degrees 20' East 370 feet to another nail, and North 43 degrees 43' East 45 feet, more or less, to the beginning.

Being the same property conveyed to Robert E. Bivins and wife, Fannie C. Bivins by deed from Dorothy C. Cowan, a widow, of record in Book 4580, page 710, Register's Office for Davidson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is 317,500.00

Subscribed and sworn to before me this the 18th *day of* January, 19 88

Affiant

My commission expires: 7-16-88

(Affix Seal) *Notary Public*

This is improved ( ) property, known as 819 Otter Creek Road, Nashville, TN 37220
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and 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.

Witness our hands this 18th *day of* January, 19 88, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Fannie C. Bivins

Fannie C. Bivins

89-0256-101 03CHECK

895

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7452 PAGE 949

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Fannie C. Bivins, unmarried

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

Witness my hand and official seal at Brentwood, *Tennessee, this* 18th *day of* January, *19* 88.

_____ *Notary Public*

Commission expires 7-18-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public 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* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

EXHIBIT "A"

County, Tennessee. Said Robert E. Bivins having since died vesting title in Fannie C. Bivins as surviving spouse.

WARRANTY DEED

FROM

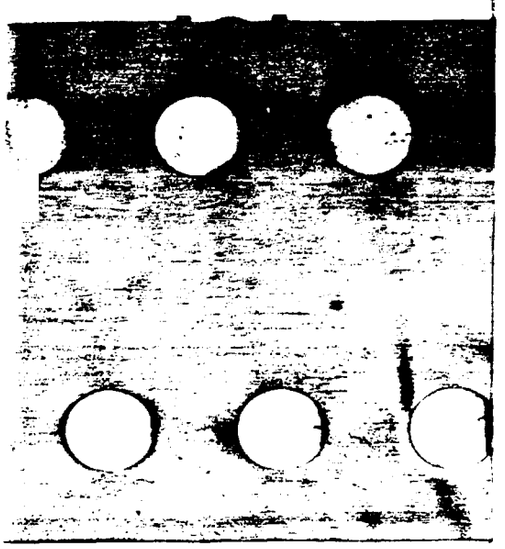
TO

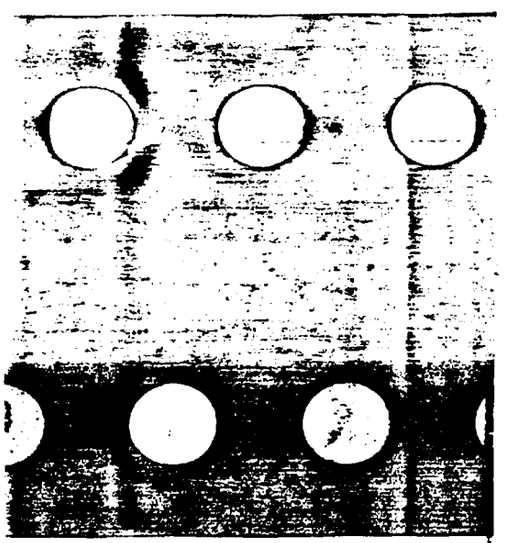
Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

RECEIVED FOR RECORD
DAVIDSON COUNTY, TN
JAN 20 3 32 PM '88
REGISTER'S OFFICE

IDENTIFICATION REFERENCE

90111





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7452 PAGE 950

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

CAMT
317500.00
DON TX 889.00
PRFEE 0.50
WDEED 6.00
TOTAL 895.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 895.50

01/20/88 01 15:36 0001 9919

9.9.0.1.1.

IDENTIFT REFERENCE

JAN 20 3 32 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 54863