Fill

BOOK 7608 PAGE 217 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF July, 19 88

Notary Public

MY COMMISSION EXPIRES: October 9, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co.,, 2711 Murfreesboro Rd., Suite 105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Melody S. Saarinen (NAME)	National Mortgage Company (NAME)	44-05
326 Keaton Avenue (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	35.00
Old Hickory, TN 37138 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38118 (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 RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Clifford Ray VanHooser and wife, Janet Elizabeth VanHooser

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Melody S. Saarinen, 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 the 4th Civil District of Davidson County, Tennessee, being the westerly 29 feet of Lot No. 55 and the easterly 42 feet of Lot No. 54 on the Plan of Scenic View, not of record, being called "DD" on a resubdivision of certain lots and described from a survey of James L. Murphy, Jr., dated June 2, 1959, as follows:

Beginning at a point in the southwesterly margin of Keeton Avenue, at a point 29 feet southeast of the common conrer of Lots 54 and 55; thence S 43 deg. W 165 feet to a point in the line between Lots 55 and 72; thence along the line between said Lots 55, 72, 71 and 54, N 46 deg. 10 W 71 feet to a point; thence N 43 deg. 59' E 165 feet to a point in the southwesterly margin of Keeton Avenue; thence with the margin of said Avenue, S 46 deg. 10' E 71 feet to the point of beginning.

Being the same property conveyed to Clifford Ray VanHooser and wife, Janet Elizabeth VanHooser by deed from James K. Thomas and wife Martha A. Thomas, of record in Book 5266, Page 454, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

5227 RECEIVED FOR RECORD AND RECORDED JUL 25 9 57 AM '88 FELIX Z. WILSON JR. REGISTER DAVIDSON COUNTY, TN

0546 07/25 0101 03CHECK 176.45

This is improved (XX) unimproved ( ) property, known as 326 Keaton Avenue, Old Hickory, TN 37138
(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 our hand s this 21st day of July, 19 88

Clifford Ray VanHooser

Janet Elizabeth VanHooser

STATE OF TENNESSEE
Davidson County

BOOK 7608 PAGE 218

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clifford Ray VanHooser and wife, Janet Elizabeth VanHooser

the bargainors, 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 Antioch, Tennessee, this 21st day of July, 19 88.

Kai Stephens Notary Public

Commission Expires October 9, 1991

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

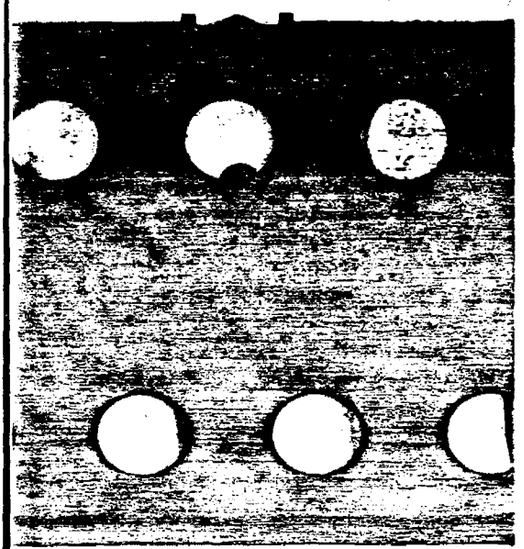
Commission Expires _____

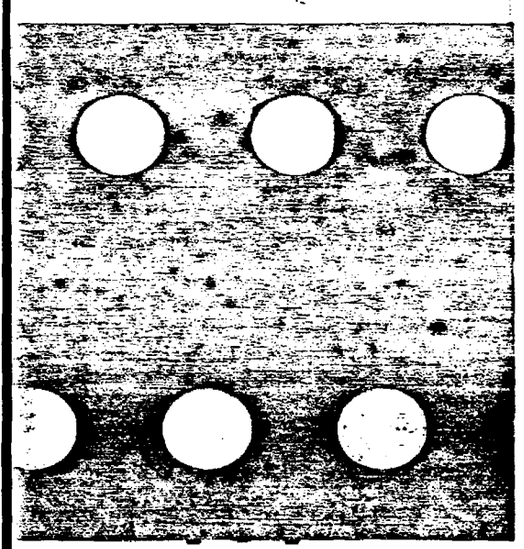
WARRANTY DEED

FROM
Clifford Ray VanHooser and wife,
Janet Elizabeth VanHooser

TO
Melody S. Saarinen, unmarried

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7608 PAGE 219

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 51500.00
				CON TX 169.95
				PRFEE 0.50
				WDEED 6.00
				TOTAL 176.45
				CHECK 176.45
07/25/88	01			09:58 0001 0546

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52277

IDENTIFICATION SERVICE

JUL 25 9 57 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 116317