Mail

NAME AND ADDRESS OF NEW OWNER:
Richard Curtis & w. Gail Curtis
538 E. Maple St
Madison, Tenn. 37115

This Instrument Prepared By:
ROGERS & TRAIL
Larry G. Trail
119 East Main Street
Murfreesboro, TN 37130

SEND TAX NOTICES TO:
Singleton Mtg Co.
6263 Poplar Ave.
Memphis, Tenn. 38119

NAME OF MORTGAGE HOLDER:
T.H.D.A. and Patricia Davis
P.O. Box 813

43-14
45

WARRANTY DEED BOOK 7636 PAGE 541

FOR AND IN CONSIDERATION of the sum of FIVE THOUSAND AND NO/100 DOLLARS ($5,000.00), cash in hand paid, and a the execution of a note in the amount of $45,000.00, secured by a deed of trust of even date herewith, receipt of which is hereby acknowledged, I, the undersigned, PATRICIA S. DAVIS (one and the same as PATRICIA S. TUGGLE), have bargained and sold and do hereby transfer and convey unto RICHARD CURTIS and wife, GAIL CURTIS, their heirs and assigns, forever, that certain tract of land located in Davidson County, Tennessee, and being further described as follows, to-wit:

> Being Lot 14 on the map of the Subdivision of Tract No. 1, Forest Park Acreage Tracts, Madison, Tennesse, as of record in Book 843, Page 81, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 14 fronts 50 feet on the southerly side of East Maple Street and runs back between parallel lines 194 feet to a dead line.
>
> Being the same property conveyed to Patricia S. tuggle by deed from Danny C. Tuggle, dated October 27, 1980, of record at Book 5692, Page 481, Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to all restrictive covenants, easements and setback lines that are applicable to the above-described property and of record; and to all zoning and subdivision restrictions of any appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

I covenant with the said Grantees that I am lawfully seized and possessed of said real estate, that I have a good right to convey the same and that it is unencumbered except for the lien of the 1988 real property taxes which will be paid by Grantees herein and for a deed of trust to the Tennessee Housing

Development Agency, dated January 15, 1979, and of record in the Register's Office of Davidson County, Tennessee, which deed of trust indebtedness Grantor agrees to pay according to the agreement of the parties. BOOK 7636 PAGE 542

I further covenant and bind myself, my heirs and representatives, forever to warrant and defend the title to said real estate unto said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 17th day of August, 1988.

Patricia S. Davis
PATRICIA S. DAVIS

1104 08/26 0101 03CHECK 171.50

STATE OF TENNESSEE)
: SS:
COUNT OF RUTHERFORD)

Personally appeared before me, LARRY G. TRAIL, a Notary Public of the state and county aforesaid, PATRICIA S. DAVIS, with whom I am personally acquainted, and who acknowledged that she executed the within (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND, at office this the 17th day of August, 1988.

NOTARY PUBLIC

My Commission Expires: 3-22-90

LARRY G. TRAIL NOTARY PUBLIC AT LARGE

AUG 26 11 03 AM '88
FILED & RECORDED
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

6221

STATE OF TENNESSEE)
: SS:
COUNTY OF RUTHERFORD)

I hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $50,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, this the 17th day of August, 1988.

NOTARY PUBLIC

My Commission Expires: 3-22-90

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7636 PAGE 543

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
			CAMT 50000.00 CON TX 165.00 PRFEE 0.50 WDEED 6.00 TOTAL 171.50 CHECK 171.50	

08/26/88 01 11:07 0001 1104

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6221 I.

IDENTIFICATION REFERENCE

AUG 26 11 03 AM '88

FELIX Z WILSON REGISTER
DAVIDSON COUNTY TN

No. 127609