FORM NO. WD-1

BOOK 7659 PAGE 640

File # 5971
Loan # 3425187

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$135,000.00 Thomas Edward Radcliff
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5-13-89
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DOAK & HOLLAND, ATTORNEYS, 105 Bonnabrook Drive, Hermitage, TN 37076
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THOMAS EDWARD RADCLIFF (NAME)	Troy & Nichols, Inc. (NAME)	103-12
228 Cherokee Rd (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 4025 (STREET ADDRESS)	50
Nashville, TN 37205 (CITY) (STATE) (P.O. ZIP)	Monroe, Louisiana 71211-4025 (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, JOHN C. SAWYER and wife, CHERYL SMITH SAWYER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS EDWARD RADCLIFF and wife, CYNTHIA P. RADCLIFF

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. 45 of Block "I" on the Plan of Cherokee Park, Section III, as or record in Book 843, Pages 2 & 3, Registers Office for said County.

Said Lot No. 45 fronts 60 feet on the easterly side of Cherokee Road and runs back 133.41 feet on the northerly line and 133.62 feet on the southerly line to a rear line on which it measures 60 feet.

BEING the same property conveyed to John C. Sawyer and wife, Cheryl Smith Sawyer by deed from Margaret A. Sawyer, unmarried, of record in Book 6253, Page 436, Register's Office for Davidson County, Tennessee.

GRANTEES agree to assume and pay the unpaid balance of a loan with Troy & Nichols, Inc., secured by deed of trust of record in Book 6892, Page 144, said Register's Office for Davidson County, Tennessee, in the original principal amount of $99,284.00, payable as therein specified.

RECEIVED FOR RECORD
DAVIDSON COUNTY, TENN.
SEP 23 8 55 AM '88
REGISTER

IDENTIFICATION

7021

This is unimproved (X) improved ( ) property, known as 228 Cherokee Rd, Nashville, TN 37205
(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 their hand s this 21st day of September, 19 88

JOHN C. SAWYER

CHERYL SMITH SAWYER

BOOK 7659 PAGE 641

STATE OF TENNESSEE
Davidson County

Personally appeared before me, ~~the undersigned~~, a Notary Public in and for said County and State, the within named ~~JOHN C. SAWYER and wife, CHERYL SMITH SAWYER~~

the bargainor~~s~~, 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 ~~Nashville~~, Tennessee, this ~~21st~~ day of ~~September~~, 19~~88~~.

Commission Expires 5-13-89

Notary Public

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

TO

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

0095 09/23 0101 03CHECK 452.00



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7659 PAGE 642

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 135000.00
CON TX 445.50
PRFEE 0.50
WDEED 6.00
TOTAL 452.00
CHECK 452.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/23/88 01 08:57 0001 0095

7 0 2 I I

IDENTIFICATION REFERENCE

SEP 23 8 55 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 137079