FILE BOX 3

BOOK 8066 PAGE 85

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,999.08

Sandra Maddux Downey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF March, 19 90

Notary Public

MY COMMISSION EXPIRES: 4-13-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

25 Century Blvd. - Suite 405, Nashville, TN 37214 | 111 West College Street, Murfreesboro, TN 37130 | 719 N. Second Street, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra Maddux Downey (NAME)	Deposit Guaranty Mortgage Co. (NAME)	MAP 162-3
4983 Karen Ray Drive (ADDRESS)	Post Office Box 1193 (ADDRESS)	PARCEL 195
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Jackson, Mississippi 39215-1193 (CITY) (STATE) (ZIP)	5DU-50449

FOR AND 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, George D. Thuesen, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sandra Maddux Downey, 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. 26 on the Plan of Section Four, Apache Hills, of record in Plat Book 4460, page 60, Register's Office for said County.

Said Lot No. 26 fronts 59.89 feet on the westerly margin of Karen Ray Drive and extends back 174.78 feet on the northerly line annd 146.50 feet on the southerly line to a broken line in the rear, measuring 68.40 feet thereon.

Being the same property conveyed to George D. Thuesen, unmarried by deed from Robert Eugene Eddy, Jr. and wife, Joyce A. Eddy of record in Book 7580, page 314, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to Restrictive Covenants of record in Book 4564, page 724 Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Robert Eugene Eddy, Jr. and wife, Joyce A. Eddy to R. Conner McAllister, Trustee for Bailey Mortgage Company, dated January 31, 1986, with an approximate unpaid principal balance of $57,999.08, of record in Book 6775, page 754, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

unimproved ( )
This is improved (X) property, known as 4983 Karen Ray Drive, Antioch, Tennessee 37013
(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 13th day of March, 19 90

George D. Thuesen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George D. Thuesen, unmarried

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13th day of March, 19 90

Commission expires 5.20.93

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such.

Witness my hand and official seal at office at on this the day of 19 .

My commission expires

Notary Public

11265

IDENTIF. REFERENCE

MAR 16 8 10 AM '90

DAVIDSON COUNTY, TN.

WARRANTY DEED

FROM

George D. Thuesen

TO

Sandra Maddux Downey

RETURN TO:

CUMBERLAND TITLE COMPANY

☒ 25 Century Blvd. - Suite 405
Nashville, Tennessee 37214

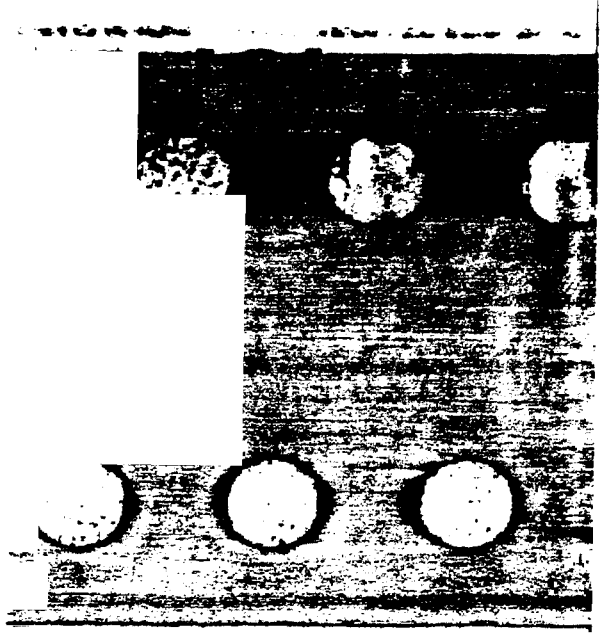
☐ 111 W. College Street
Murfreesboro, Tennessee 37130

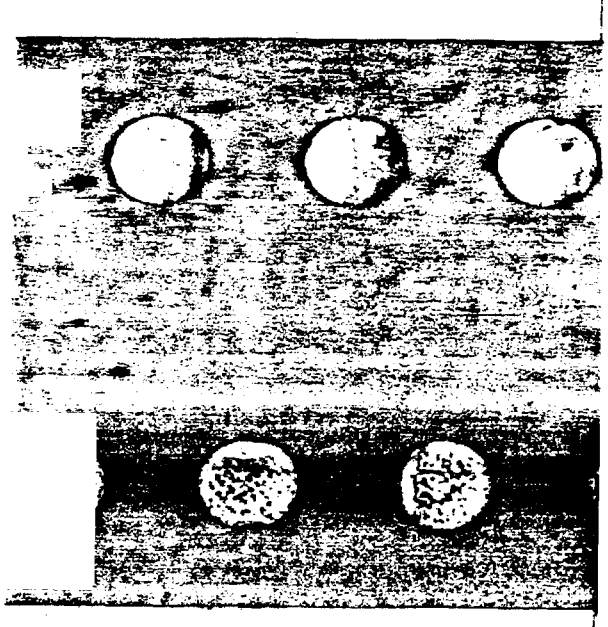
☐ 719 N. Second Street
Clarksville, Tennessee 37040

EDWARD SEDDON
ATTORNEY - AT - LAW

2932 03/15 2101 03CHECK 214.90

FILED





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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 62999.08
CON TX 207.90
PRFEE 1.00
WDEED 6.00
TOTAL 214.90
CHECK 214.90

03/16/90 01 08:08 0001 2982

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I I 1265

IDENTIF. TREFERENCE

MAR 16 8 10 AM '90

DAVIDSON COUNTY TN.

No. 301442