File 1

RE-RECORD BOOK 9326 PAGE 601 BOOK 7773 PAGE 380

FORM NO. WD-1

FILE BOX B

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF February, 19 89

Notary Public

MY COMMISSION EXPIRES: October 9, 1991

(AFFIX SEAL)

Please re-record to correct Notary Acknowledgement

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney,, 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
Ricky Wayne Trowbridge (NAME)	Union Security Mortgage Company (NAME)	149-09-0
204 Manatee Court (STREET ADDRESS OR ROUTE NUMBER)	3322 West End Avenue Suite 400 (STREET ADDRESS)	107.00
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	02DU 63294

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, Robert Laurenson, Jr. and wife, Susan Vaun Laurenson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ricky Wayne Trowbridge and wife, Jennifer Lee Trowbridge

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. 40, Section 1 of Barclay Square of record in Book 4460, Page 141, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Robert Laurenson, Jr., et ux by deed from Franklin C. Cowherd, et ux, of record in Book 7570, Page 659, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Robert Laurenson, Jr. and Susan Mitchell Laurenson as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 7773, Page 379, in the Register's Office for Davidson County, Tennessee.

8.00

44039

IDENTIFICATION REFERENCE

RE-RECORD 94 APR 29 AM 8:31 FILED DAVIDSON COUNTY, TN.

FEB 16 10 22 AM '89 REGISTER'S OFFICE NASHVILLE, TENNESSEE

IDENTIFICATION REFERENCE

092788

unimproved (XX)
This is improved (XX) property, known as 204 Manatee Court, Antioch, TN 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 our hand s this 15th day of February, 19 89

Robert Laurenson, Jr.

Susan Vaun Laurenson

By Susan Mitchell Laurenson
atty-in-fact

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

RE-RECORD BOOK 9326 PAGE 602

STATE OF TENNESSEE
Davidson County

BOOK 7773 PAGE 381

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Susan Mun Laurenson

the 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 _____, Tennessee, this 15th day of February, 1989.

Lori Stephens
Notary Public

Commission Expires 10-9-91

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

FILE BOX 3

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of February, 1989 before me personally appeared Susan Mitchell Laurenson, the person who executed the foregoing instrument on behalf of Robert Laurenson, Jr., and acknowledged ~~that she executed~~ the same as the free act and deed of the said Robert Laurenson, Jr. through Power of Attorney granted her by the said Robert Laurenson, Jr.

Commission expires: 10/9/91

Lori Stephens
Notary Public

204-17