Book 33 P

BOOK 9898 PG 338

**STATE OF TENNESSEE** 6029-A
**COUNTY OF Davidson**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 78,894.41

Affiant

**SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE**
21st DAY OF December, 19 95.

Notary Public Mark A. Ellmore, Jr.
MY COMMISSION EXPIRES: 1/20/99

*THIS INSTRUMENT WAS PREPARED BY*
Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37212

| NAME | ADDRESS | |
|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
| John W. Moreland | Deposit Guaranty Mortgage Company | 162-13-255 |
| (NAME) | (NAME) | |
| 931 Ilawood Drive | P.O. Box 193 | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRES) | |
| Nashville, TN 37211 | Jackson, MS 39215-1193 | |
| (CITY) (STATE) (P.O. ZIP) | (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, David M. Flowers and wife, Sandra K. Flowers

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto John W. Moreland and wife, Lavergne Moreland

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. 61-B, Zone Lot Division of Lots 60-63, Dreamland Estates Southeast, Section 2, of record in Plat Book 6900, page 50, amending Plat Book 5200, page 648, Register's Office for Davidson County, Tennessee, to which plat referene is hereby made for a more complete legal description of subject lot.

BEING the same property conveyed to David M. Flowers and wife, Sandra K. Flowers by deed from Roussel Construction Co., Inc., filed of record in Book 6979, page 249, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

IT IS UNDERSTOOD AND AGREED that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 6979, page 252, of the Register's Office for Davidson County, Tennessee, which the grantee(s) herein hereby assume(s) and agree(s) to pay. The escrow account in connection with said loan is hereby transferred to the Grantees herewith.

This is improved property known as 931 Ilawood Drive, Nashville, TN 37211

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 hands this 21st day of December, 19 95.

David M. Flowers

Sandra K. Flowers

6029-A

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Mark A. Ellmore, Jr., a Notary Public in and for said County and State, the within named David M. Flowers and wife, Sandra K. Flowers 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 Nashville Tennessee, this 21st day of December, 1995.

My commission expires 1/20/99

Notary Public Mark A. Ellmore, Jr.

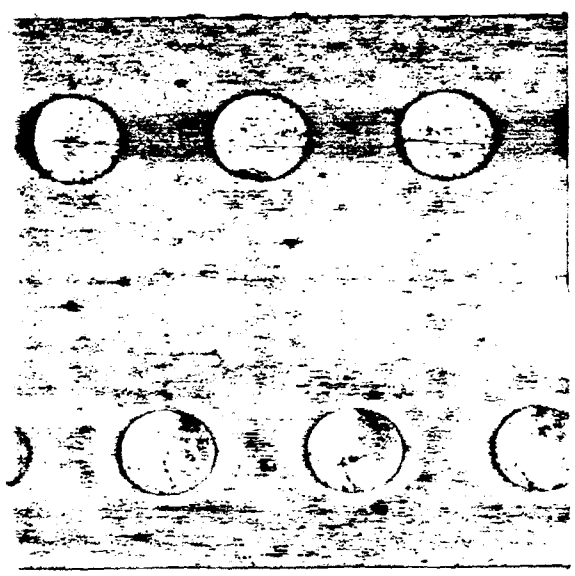
NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

0134977
IDENTIF. + REFERENCE

95 DEC 27 AM 9:30

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1483 12/27 0101 03CHECK 282.43



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

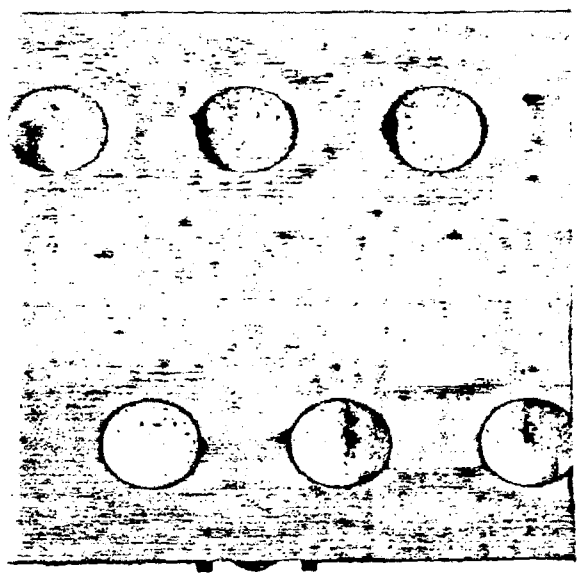
RECEIVED OF _____

FOR _____

BOOK 9898 PG 340

| | | |
|---|---|---|
| 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 | 73894.41 |
| CON TX | 273.43 |
| PRFEE | 1.00 |
| MDEED | 8.00 |
| TOTAL | 282.43 |
| CHECK | 282.43 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 1483

0134977
IDENTIF. ↑ REFERENCE

95 DEC 27 AM 9:30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 989879