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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10,900

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF July, 1974

Notary Public

MY COMMISSION EXPIRES: 7-31-74

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WILKINS & ADAMS, Attys. 112 Stahlman Building, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joyce Marie Murphy (NAME)	Guaranty Mortgage Company (NAME)	6DA 23765
503 Waycross Drive (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	Map 105 16
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Par 3

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. WISER and wife, EMILY T. WISER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOYCE MARIE MURPHY

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. 22 on the Plan of Section II, Russwurm Heights, of record in Book 2083, page 101, Register's Office for said County as follows:

SAID Lot No. 22 fronts 36.65 feet on the easterly margin of Waycross Drive culdesac and runs back 137.2 feet on the northerly line and 128.1 feet on the southerly line to a broken line measuring 144.4 feet thereon.

BEING the same property conveyed to John C. Wiser and wife, Emily T. Wiser by deed from Hugh S. Reed and wife, Dorothy B. Reed of record in Book 4071, page 555, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Guaranty Mortgage Company of Nashville of record in Book 2316, page 485, said Register's Office, and the assumption of the balance of a note secured by a Deed of Trust to Associates Capital Corporation of record in Book 4581, page 882, said Register's Office, and also that the escrow account in connection with the aforesaid first mortgage Deed of trust is hereby transferred to the said Grantee.

This is unimproved ( ) improved (X) property, known as 503 Waycross Drive, Nashville, Tennessee
(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 16th day of July, 19 74

John C. Wiser

John C. Wiser

Emily T. Wiser

Emily T. Wiser

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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. Wiser and wife, Emily T. Wiser

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of July, 1974

Commission expires 7-31-74

Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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

WARRANTY DEED

FROM

JOHN C. WISER ET UX

TO

JOYCE MARIE MURPHY

C 6 4 3 7 0

IDENTIF. REFERENCE

JUL 23 3 55 PM '74

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

JUL 23 74	CONV	10,900.00			
JUL 23 74	S'TAX		A*	28.34	
JUL 23 74	PR'FEE		A*	.50	
JUL 23 74	W'DEED		A*	4.00	* 32.84

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

WILKINS & ADAMS
ATTORNEYS-AT-LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 3720[illegible]