INSTRUMENT PREPARED BY:

BOOK 5044 PAGE 331

DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
142-2-160	Mr/Mrs Jerry Darks	Commerce Union Bank. 404 James Robertson Parkway Nashville, Tenn. 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 2815 - 53808
9D-4981	7492 Harness Drive	PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay the principal balance now due, plus future interest, on a certain note, dated March 7, 1972, in the original principal sum of $24,800.00, payable to Commerce Union Bank, in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by Donald H. Orr and wife, to William N. Dearborn, Trustee, as of record in Book 4582, page 885,

IRA STEPHEN WIEDMAN and wife, TERRY ANN G. WIEDMAN hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JERRY DARKS and wife, SHIRLEY DARKS

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 160 on the Plan of Cross Timbers, Section IV, as of record in Book 4175, page 54.

Said Lot No. 160 fronts 70 feet on the westerly side of Harness Drive and runs back between lines, 242.77 feet on the southerly side which is a broken line and 218.10 feet on the northerly side, to a broken line in the rear on which it measures 109.07 feet.

Being the same property conveyed to Ira Stephen Wiedman and wife, Terry Ann G. Wiedman, by deed from Donald H. Orr and wife, Sally T. Orr, as of record in Book 4624, page 65.

This conveyance is made subject to restrictions of record in Book 4317, page 284.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except as shown above and 1976 taxes which Grantees agree to pay.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 30 day of June, 1976.

Ira Stephen Wiedman

Terry Ann G. Wiedman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

_____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Before me, Mary Muenzberg, a Notary Public in and for the State and County aforesaid, personally appeared the within named Ira Stephen Wiedman and wife, Terry Ann G. Wiedman

the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Sepulveda

Witness my hand and official seal at ~~Xxxxxxxxxxxxx~~, California, this, the 30 day of June, 19 76.

My commission expires: Sept 24, 1979

OFFICIAL SEAL
MARY MUENZBERG
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires SEP 24, 1979

DAVIDSON COUNTY, TN. NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 38,865.27

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June 19 76

MY COMMISSION EXPIRES: 8-20-78 (AFFIX SEAL) Notary Public

WARRANTY DEED
DBH:mas
FROM
IRA WIEDMAN AND WIFE
TO
JERRY DARKS AND WIFE

D 57865

IDENTIF. REFERENCE

JUL 12 3 07 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Flr, Nashville, Tower
Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

JUL 12 CONV 38,865.27
JUL 12 S'TAX 101.14
JUL 12 PR'FEE
JUL 12 DEED $ .50 * 4.00 * 105.64

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

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires: _____ Notary Public