BOOK 5096 PAGE 64

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,791.89

Randall G. Wakefield
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF December, 1976.

Notary Public

MY COMMISSION EXPIRES: 2-13-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, HERMITAGE PROFESSIONAL MALL, HERMITAGE, TENNESSEE 37076
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
First Realty Group Inc. (NAME)	National Mortgage Company (NAME)	2D 41290 TAX KEY
Hermitage Professional Mall (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	MAP 150-1
Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP)	PARCEL 89

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, RANDALL G. WAKEFIELD ET UX DEBORAH F. WAKEFIELD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FIRST REALTY GROUP INC.

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:

BEING Lot No. 18 on the Plan of EDGE-O-LAKE ESTATES, Section 3 as of record in Book 3600, Page 82, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to the Grantors, RANDALL G. WAKEFIELD ET UX DEBORAH F. WAKEFIELD, by deed of record in Book 4896, Page 243, Register's Office for Davidson County, Tennessee.

SAID conveyance is subject to restrictions of record in Book 3818, Page 728, and/or any existing easements.

THIS CONVEYANCE is further subject to the assumption by the Grantees of a first mortgage indebtedness payable to National Mortgage Company in the original principal amount of $33,200.00. Said indebtedness is secured by a deed of trust of record in Book 4896, Page 245, Register's Office for Davidson County, Tennessee.

This is improved (XX) unimproved ( ) property, known as 2744 Mossdale 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 hands this 10th day of December, 1976

RANDALL G. WAKEFIELD: Randall G. Wakefield

DEBORAH F. WAKEFIELD: Deborah F. Wakefield

STATE OF TENNESSEE
Davidson County

Personally appeared before me, LEON SHARBER, a Notary Public in and for said County and State, the within named RANDALL G. WAKEFIELD ET UX DEBORAH F. WAKEFIELD

the bargainors, 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 Hermitage, Tennessee, this 10th day of December 1976

Commission expires 2-13-77

Leon Sharber
LEON SHARBER Notary Public

LEON SHARBER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

D 80923

IDENTIF. REFERENCE

DEC 13 12 46 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

RANDALL G. WAKEFIELD ET UX

DEBORAH F. WAKEFIELD

TO

FIRST REALTY GROUP INC.

Return to:

LEON SHARBER, ATTORNEY
HERMITAGE PROFESSIONAL MALL
HERMITAGE, TENNESSEE 37076

REC 13%	CONV	36,791.69			
REC 13%	S'TAX		B*	55.68	
REC 13%	PR'FEE		B*	.50	
REC 13%	RECD		C*	4.00	* 100.18