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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 $_____

$~~27,750.00~~ 25,900.00 Howard W. Wedekind
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF December 19 76

Peter A. Sharp
Notary Public

MY COMMISSION EXPIRES: 6-29-80
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Howard W. Wedekind (NAME)	Realty Mortgage, Inc. (NAME)	4D 60298
4857 Everest Drive (STREET ADDRESS OR ROUTE NUMBER)	1925 Century Blvd., N. E. #8 (STREET ADDRESS)	Map 65-9
Old Hickory, Tenn. 37138 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30345 (CITY) (STATE) (ZIP)	Parcel 40

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, Larry P. Guffee et ux Bonita P. Guffee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Howard W. Wedekind et ux Carolyn Wedekind

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. 73 on the Plan of Sherwood Dorest, Section 3, as of record in Book 4460, Page 81, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Larry P. Guffee and Bonita Jean Petty by deed from Rowe C. Lamb of record in Book 4799, Page 301, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to a 5 foot public utilities and drainage easement and a 10 foot public utilities and drainage easement and a 30 foot minimum building setback line of record in Book 4460, Page 81, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to restrictions of record in Book 4465, Page 184, Book 4593, Page 690 and amended in Book 4482, Page 427, Register's Office, Davidson County, Tennessee.

THE said Bonita P. Guffee herein joins in conveyance to convey any and all rights and interests she may have, especially her maritial rights. The said Bonita Jean Petty and Bonita P. Guffee is one and the same person.

unimproved ( )
This is improved (X) property, known as 4857 Everest Drive, Old Hickory, Tennessee 37138
(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 21st day of December, 19 76

Larry P. Guffee
Bonita P. Guffee

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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 Larry P. Guffee et ux Bonita P. Guffee

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 Nashville, Tennessee, this 21st day of December 19 76

Commission expires 7/24/77

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) 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 83083

WARRANTY DEED

FROM
Larry P. Guffee

TO
Howard W. Wedekind

IDENTIF. REFERENCE

DEC 29 10 24 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

*****File Box #12*****

DEC29%	CONV	28,900.00			
DEC29%S'TAX			B*	75.14	
DEC29%PR'FEE			B*	.50	
DEC29%	W'DEED		B*	4.00	* 79.64