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This Form furnished by: Attorneys Title Company, Inc.

Form No. WD-2

FROM
TED C. MOONEY and
GEORGE GIANIKAS

TO
STEVEN L. VAN WIE and wife,
ALYCE R. VAN WIE

For draftsman's use
This instrument prepared by
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

RETURN TO
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven L. Van Wie & wife, Alyce R. Van Wie	First and Mid-South Mortgage (NAME)	Map 75-11
637 Mercer Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2568 (STREET ADDRESS)	Parcel 74
Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)
IDENTIF. REFERENCE
JAN 28 9 50 AM '77
REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$45,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF December, 1976

Notary Public

MY COMMISSION EXPIRES: Nov 12th, 1980

(AFFIX SEAL)

D 8 7 1 2 8

For and in Consideration of the sum of ---------Ten Dollars and No/100---------

----------($10.00)---------- DOLLARS

cash in hand paid by Steven L. Van Wie and wife, Alyce R. Van Wie, and other good and valuable considerations, receipt of which is hereby acknowledged.

TED C. MOONEY and GEORGE GIANIKAS, GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said STEVEN L. VAN WIE and wife, ALYCE R. VAN WIE, 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. 397 on the Plan of Highlands of Tulip Grove, Section 3, of record in Book 4675, page 140, Register's Office for said County.

Said Lot No. 397 fronts 80 feet on the easterly side of Mercer Drive and extends back 179.23 feet on the northerly line and 183.81 feet on the southerly line to a dead line measuring 76.12 feet thereon.

Being the same property conveyed to Ted C. Mooney and George Gianikas by deed from Martin R. Bubis with full power to mortgage, sell, convey an encumber without joinder of any third party beneficiary of record in Book 5073, page 947, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the Plan of record in Book 4675, page 140, said Register's Office, shows an owner's certificate, a 30-foot minimum building setback line from Mercer Drive and a 10-foot easement for public utility and drainage purposes along the rear line of said lot. And a 2.5 X 25-foot utility anchor easement located on the northwest corner of said lot. Restrictive covenant contained in instrument of record in Book 4849, page 767; Book 5028, page 357, said Register's Office.

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This is { unimproved ( ) / improved (X) } property, known as 637 Mercer Drive, Hermitage, Tennessee 37076
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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. except of record.

And we, Grantors 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.

Witness our hands this 21st day of December, 1976

Ted C. Mooney
(TED C. MOONEY)

George Gianikas
(GEORGE GIANIKAS)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ted C. Mooney and George Gianikas

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

Thomas D. Gupton, Notary Public.

Commission expires Nov 12th, 1980

STATE OF TENNESSEE
COUNTY OF DAVIDSON

JAN28F CONV 45,900.00
JAN28F S'TAX B* 119.34
JAN28F PR'FEE B* 56
JAN28F W'DEED B* 4.00 * 123.84

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared .....,

with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be .....

.....of the .....,

the within named bargainor, a corporation, and that .....he as such .....,

being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as .....

Witness my hand and seal, at office in .....,

this .....day of....., 19.....

....., Notary Public.

Commission expires.....