FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 24,650.09

X Peter F. Wilson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF October 1978

Notary Public

MY COMMISSION EXPIRES: 8/27/82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Alan L. Saturn, Atty., 20th Fl.-First American Center, Nashville, TN 37238
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Peter F. Wilson (NAME) | Community Mortgage, Inc. (NAME) | Map 104-1 |
| 219-38th Avenue, North (STREET ADDRESS OR ROUTE NUMBER) | 8100 S.W. 81st Drive, Suite 220 (STREET ADDRESS) | Par. 217 |
| Nashville, TN (CITY) (STATE) (P. O. ZIP) | Miami, Florida 33134 (CITY) (STATE) (ZIP) | 29W-8060 |

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, CARL G. KEAR and wife, BRENDA E. KEAR

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PETER F. WILSON and wife, SUSAN M. WILSON

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. 94 on the Plan of part of West Grove Subdivision, as of record in Book 421, page 109, Register's Office for said County.

SAID Lot No. 94 fronts 50 feet on the westerly side of 38th Avenue, North and runs back between parallal lines, 160 feet to an alley.

BEING the same property conveyed to Carl G. Kear and wife, Brenda E. Kear, by deed from Harvey Asher and wife, Nancy E. Asher, of record in Book 5161, page 551, said Register's Office.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Community Mortgage Corporation, of record in Book 5161, page 553, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (X) property, known as 219 38th Avenue, North , Nashville, Tennessee 37209
(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 13th day of October, 19 78

X Carl G. Kear
CARL G. KEAR

X Brenda E. Kear
BRENDA E. KEAR

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, The Undersigned, a Notary Public in and for said County and State, the within named Carl G. Kear and wife, Brenda E. Kear

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 13th day of October, 19 78

Commission expires 8/15/79

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
Carl G. Kear

TO
Peter F. Wilson

Please record and file in Box "7"

E 9 4 9 4 8

IDENTIF. REFERENCE

OCT 18 9 35 AM '78

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

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|---|---|---|---|---|---|
| OCT 18 78 | CONV | 24,650.09 | | | |
| OCT 18 78 | S'TAX | | B* | 64.22 | |
| OCT 18 78 | PR'FEE | | B* | .50 | |
| OCT 18 78 | W'DEED | | B* | 4.00 | * 68.72 |

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.