1300 12/19 176.00- CHECK

BOOK 5692 PAGE 529

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$65,150.85 James L. Heard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF December 19 80

Gene M. Floyd
Notary Public

MY COMMISSION EXPIRES: 7/19/81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, 640 Spence Lane, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. & L.Susan Heard (NAME)	Western Mortgage Corporation (NAME)	4D-16203
508 Newcastle Lane (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 224, Terminal Annex (STREET ADDRESS)	Map 98-5
Hermitage, Tn. 37076 (CITY) (STATE) (P. O. ZIP)	Los Angeles, California 90054 (CITY) (STATE) (ZIP)	Par. 58

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, Donald B. Wiser and wife, Barbara Tutt Wiser

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James L. Heard and wife, L. Susan Heard

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. 176 on the Plan of Lake Park, Section 9, as of record in Book 4955, page 38, said Register's Office, to which plan reference is made for a more complete description.

BEING the same property conveyed to Donald B. Wiser and wife, Barbara Tutt Wiser by deed from Virgil David Chism and wife, Melissa S. Chism of record in Book 5352, page 208, Pegister's Office for Davidson County, Tennessee.

For and in consideration of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated 10/13/78, and filed for record in 10/18/78, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 5352, page 210, and note of even date thereby secured, in the original principal amount of $47,800.00 payable to Western Mortgage Company which debt the grantees herein assumes and agrees to pay as pary payment of the purchase price. The grantee further hereby assumes the obligations of Donald B. Wiser and wife, Barbara Tutt Wiser under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from guaranty or insurance of the indebtedness above mentioned.

Escrow account and insurance to be transferred to Grantees.

THIS conveyance subject to Restrictive Covenants of record in Book 5086, page 976 and such easements and setback lines of record in Book 4955, page 38, said Register's Office.

This is improved (XX) unimproved property, known as 508 Newcastle Lane (House Number) (Street) Hermitage Tn. (P O Address) (City or Town) 37076 (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 18th day of December, 19 80

Donald B. Wiser
Donald B. Wiser

Barbara Tutt Wiser
Barbara Tutt Wiser

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald B. Wiser and Barbara Tutt Wiser

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 18th day of December 19 80

Commission expires 7/19/81

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

G 2273

WARRANTY DEED

FROM
Donald B. Wiser and wife,
Barbara Tutt Wiser

TO
James L. Heard and wife,
L. Susan Heard

IDENTIF. REFERENCE

DEC 19 10 31 AM '80

FELIX E. WILSON REGISTER
DAVIDSON COUNTY, TENN.

File Box 24

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5692 PAGE 531

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			65150.85- CO	
			169.52 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 176.02-	
13DDA12/19/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2 2 7 3 3

IDENTIF. REFERENCE

DEC 19 10 31 AM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 798529