This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

TO

For draftsman's use

This instrument prepared by:
Schulman, Pride & LeRoy
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alton Stracener and wife, Beverly Stracener (NAME)	Same (NAME)	51-14 2
320 Walton Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison (CITY) TN (STATE) 37115 (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 20,000 — Alton B. Stracener, Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF December 1980

[illegible], Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

For and in Consideration of the sum of Ten and 00/100 ($10.00) - - - - - - - DOLLARS

cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, Janice M. Washington, a single person have bargained and sold, and by these presents do transfer and convey unto the said Alton Stracener and wife, Beverly Stracener, 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 the southwesterly 71.4 feet of Lot No. 15 and the southeasterly 28.6 feet of Lot No. 16 on the map of the Herbert Anderson tract of record in Book 421, page 37, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.

Being the same property conveyed to Janice M. Washington by Deed from [illegible] of record in Book 5672, page 533, Register's Office for Davidson County, Tennessee.

Form No. WD3a

Whereas an action was filed in the Chancery Court of Davidson County, Tennessee bearing Docket No. 80-2247-I wherein the said Ulysses Sawyers sought to set aside the aforementioned conveyance on the grounds that he did not possess the necessary mental capacity to make the transaction, and

Whereas the court found that the said Ulysses Sawyers was mentally incapable of conducting his own affairs and that a guardian should be appointed for him,

Whereas the said Janice M. Washington was duly appointed as guardian for Ulysses G. Sawyers by order of the Probate Court of Marion County, Indiana of record in Minute Book G80, page 757, and

Whereas the Chancery Court ordered the property herein to be sold and the funds placed in the hands of the said guardian, Janice M. Washington, for and on the behalf of her father, Ulysses Sawyers, the said Janice M. Washington does hereby enter into this conveyance in her role as guardian for and on the behalf of Ulysses Sawyers in order to convey any and all right, title and interest which he may hold in the property heretofore described.

unimproved ( )
This is improved (X) property, known as 328 (House Number) Walton Lane (Street) Madison (P. O. Address:) Tennessee (City or Town) 37115 (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 Alton Stracener and wife, Beverly Stracener, their heirs and assigns, forever.

And I do covenant with the said Alton Stracener and wife, Beverly Stracener that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And Ulysses Sawyers by Janice M. Washington do further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Alton Stracener and wife, Beverly Stracener, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 16 day of December, 1980, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Ulysses Sawyers by Janice M. Washington

Janice M. Washington

MY COMMISSION EXPIRES OCTOBER 2 1982

2395 12/29 61.50- CHECK

Form No. WD3b

BOOK 5694 PAGE 822

STATE OF ~~TENNESSEE~~ Indiana
~~Davidson~~ County. Marion

Personally appeared before me, Mary H. Montgomery, a Notary Public in and for said County and State, the within named Janice M. Washington

Janice M. Washington

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Indianapolis, Indiana, ~~Tennessee~~ this 16th day of December, 19 80

Mary H. Montgomery Notary Public

Commission Expires MY COMMISSION EXPIRES OCTOBER 2, 1982
MARTHA MONTGOMERY

STATE OF
County of

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this day of , 19

Notary Public

Commission Expires

FILED FOR REGISTER
DAVIDSON COUNTY, TENN.
Dec 29 2 36 PM '80

IDENTIF. REFERENCE

52.3526

HSNB

STATE OF ~~TENNESSEE~~ Indiana
COUNTY OF ~~DAVIDSON~~ Marion

Before me, Mary H. Montgomery, a Notary Public of the State and County aforesaid, personally appeared Janice M. Washington

Janice M. Washington

with whom I am personally acquainted, and who, upon oath, acknowledged herself to be guardian ~~of the~~ of Ulysses Sawyers, the within named bargainor, a ~~corporation~~, and that She as such guardian being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of ~~the corporation by~~ Ulysses Sawyers by herself as guardian.

Witness my hand and seal, at office in Indianapolis, In

this 16 day of December, 19 80

Mary H. Montgomery Notary Public.

Commission expires

MY COMMISSION EXPIRES OCTOBER 2, 1982
MARTHA MONTGOMERY

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5694 PAGE 823

RECEIVED OF _____

FOR _____

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

20000.00- CO
52.00 CO TX
.50 PRFEE
9.00 WDELD
CHECK 61.50-
2395A12/29/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2 3 5 2 6

IDENTIF. REFERENCE

Dec 29 2 36 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 799589