File Box 4

BOOK 5789 PAGE 48

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

43,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF AUGUST, 19 81

Notary Public

MY COMMISSION EXPIRES: 4/22/84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foley & Weiss, Attorneys, 1208 Fidelity Federal Building, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
NORMAN E. BAIN, JR. (NAME)	Third National Mortgage Company (NAME)	112-99
Box 270-A, Sears Road, Rt.1, (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2628 (STREET ADDRESS)	9D-14963
Pegram, Tennessee 37143 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

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, THEODORE T. TRESSLER and wife RITA J. TRESSLER, d/b/a TRESSLER HOMES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NORMAN E. BAIN, JR. and wife BEVERLY A.BAIN

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:

Beginning at a point in the center of Sears Road, said point being located 880.28 feet in a northerly direction from the intersection of Sears Road and Old Charlotte Road, and being the southwest corner of the herein described tract; thence with the center of Sears Road the following two (2) calls: North 32 deg. 38' 22" West 152.70 feet, North 65 deg. 00' 00" West 152.02 feet to a point in the center of Sears Road, said point being the southwest corner of Ryan and the northwest corner of the herein described tract; thence with Ryan's line North 77 deg. 59' 55" East 626.17 feet to a point, said point being the Northwest corner of Tract 1; thence with Tract 1, South 3 deg. 00' West 351.64 feet to a point, said point being the southeast corner of the herein tract; thence North 85 deg. 41' 57" West 375.0 feet to the point of the beginning, containing 3.05 acres, more or less. Together with a 99 year easement for water rights and maintenance of a well granted Norman E. Bain and wife, Beverly A. Bain, by James R. Ryan and wife, Star Walker Ryan, by instrument of record in Book 5677, page 8, Register's Office for said County.

Being the same property conveyed to Theodore T, Tressler and wife, Rita J. Tressler, d/b/a Tressler Homes, by deed from Norman E. Bain, Jr. and wife, Beverly A. Bain, of record in Book 5741, page 478, Register's Office for said County.

THIS conveyance is subject to any and all restrictions and easements of record.

This is unimproved ( ) improved (XX) property, known as Box 270-A, Sears Road, Rt.1, Pegram, Tennessee 37143
(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 28th day of AUGUST, 19 81

Theodore T. Tressler
THEODORE T. TRESSLER

Rita J. Tressler
RITA J. TRESSLER

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 ~~THEODORE T. TRESSLER and wife RITA J. TRESSLER~~ Individually and d/b/a TRESSLER HOMES

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 28th day of AUGUST 1981.

Commission expires 4/22/84

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

THEODORE T. TRESSLER

TO

NORMAN E. BAIN, JR.

G 57805

IDENTIF. REFERENCE

AUG 28 4 02 PM '81

FELIX E. ... II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

03/28 119.60- CHECK

5423

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			43500.00- CO	
			113.10 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 119.60-	
			5423A08/28/81 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G57805

T
IDENTIF. REFERENCE

AUG 28 4 02 PM '81
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 841020