WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 5023 PAGE 730

George E. Mudter Jr., Atty.
254 Highlands Bldg.
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
M/Ms. E. Wallace Garner (NAME)	Wachovia Mortgage Company (NAME)	161-3
5112 Manorwood Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 3174 (STREET ADDRESS)	91
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Winston-Salem, N.C. 27102 (CITY) (STATE) (ZIP)	FB# 6DU-62543

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, DOUGLAS L. RADLEY and wife SHERYL B. RADLEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO E. WALLACE GARNER and wife JOYCE B. GARNER

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 14 on the Plan of McMurray Meadows, Section Two, as of record in Plat Book 4955, page 58, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Douglas L. Radley and wife, Sheryl B. Radley by deed from W. L. Bainbridge, III and wife, Josephine G. Bainbridge of record in Book 5182, page 208, said Register's Office.

This conveyance is made subject to: (1) 1983 Taxes, which have been prorated and assumed by the Buyer(s); (2) Restrictions of record in Book 5104, page 793; and (3) All matters appearing on the Plan of record in Plat Book 4955, page 58, said Register's Office.

As part of the consideration for this transfer, the grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated August 8, 1977, in the original principal sum of $31,500.00, payable to Commerce Union Bank in monthly installments, including interest as set forth in said note, and being secured by a deed of trust filed August 10, 1977 and being of record in Book 5182, page 210, said Register's Office.

The grantee(s) herein further hereby assume the obligations of Douglas L. Radley under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. Douglas L. Radley and Douglas Lee Radley being one and the same person.

unimproved ( )
This is improved (XX) property, known as 5112 Manorwood Court Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 18th day of March, 19 83.

Douglas L. Radley
DOUGLAS L. RADLEY

Sheryl B. Radley
SHERYL B. RADLEY

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DOUGLAS L. RADLEY and wife SHERYL B. RADLEY

the bargainor _____, 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, this 18th day of March, 19 83.

My commission expires April 17, 1983 Notary Public Ellen D. Scott

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, 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 as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

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

_____ Notary Public

Commission expires _____

H 3.7 1 1 1 4.

IDENTIF. REFERENCE

MAR 21 8 55 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,800.00

E. Wallace Garner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF March, 83

MY COMMISSION EXPIRES: April 17, 1983 Ellen D. Scott
(AFFIX SEAL) Notary Public

4465 03/21 135.98- CHECK

WARRANTY DEED

FROM

DOUGLAS L. RADLEY and wife, SHERYL B. RADLEY

TO

E. WALLACE GARNER and wife, JOYCE B. GARNER

Return to:
First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926
File Box 38

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK S023 PAGE 732

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
			49800.00-	CO
			129.48	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	135.98-
			4465A03/21/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3 7 1 1 4:

IDENTIF. REFERENCE

MAR 21 8 55 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 936376