BOOK 6029 PAGE 349 FORM NO WB-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

70,656.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 1983.

Notary Public

MY COMMISSION EXPIRES 4-3-85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Richard C. Wenzler (NAME)	Union Modern Mortgage Corporation (NAME)	9D-5052
7341 Cavalier Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Drawer 3318 (STREET ADDRESS)	142-3
Nashville, TN. 37221 (CITY) (STATE) (P O ZIP)	Little Rock, AR. 72203 (CITY) (STATE) (ZIP)	6.00

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, Charles W. Daniels et ux Ellen B. Daniels

HEREINAFTER CALLED THE GRANTORS HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard C. Wenzler et ux Melanie Wenzler, as tenants by the entirety.

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. 77 on the Plan of Cross Timbers, Section 2, of record in Book 3700, Page 92, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Charles W. Daniels and wife, Ellen B. Daniels by deed from W. Wayne Garrison, Jr. and wife, Karen Knox Garrison, of record in Book 5333, Page 326, said Register's Office.

THIS conveyance is subject to restrictions of record in Book 4064, Page 909, amended in Book 4318, Page 652, and Book 5425, Page 362, said Register's Office.

THIS conveyance is subject to a public utility and drainage easement and building lines, of record in Book 3700, Page 92, said Register's Office.

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

This is unimproved ( ) improved (XX) property known as 7341 Cavalier Court Nashville, TN. 37221
(House Number) (Street) (P. O. Address) (City or Town) (Route, etc.)

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 unincumbered 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 30TH day of MARCH, 19 83

Charles W. Daniels Charles W. Daniels

Ellen B. Daniels Ellen B. Daniels

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 Charles W. Daniels et ux Ellen B. Daniels

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, Tennessee, this 30TH day of MARCH, 1983.

Commission expires 4-2-85

Patricia E. Clark
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

H 3 9 0 7 9

IDENTIF. REFERENCE

MAR 31 8 39 AM '83

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM
Charles W. Daniels

TO
Richard C. Wenzler

title escrow, inc.

suite 218
640 spence lane
nashville tennessee 37217

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6029 PAGE 351

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

70656.00- CO
183.56 CO TX
.50 PRFEE
6.00 WDEED
CHECK 190.06-
6875A03/31/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H39079

IDENTIF. REFERENCE

MAR 31 8 39 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 938713