#2513

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
George E. Mudter Jr., Atty.
254 Highlands Bldg.
Brentwood, Tennessee 37027

BOOK 6055 PAGE 483

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr/Ms. Vic L. Alexander (NAME)	Wachovia Mortgage Company (NAME)	161-3
445 Tusculum Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 3174 (STREET ADDRESS)	81
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Winston Salem, N. C. 27102 (CITY) (STATE) (ZIP)	6DU-70045

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, JOHN F. VIACHES and wife BEVERLY F. VIACHES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO VIC L. ALEXANDER and wife LINDA B. ALEXANDER

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. 4 on the Plan of McMurray Meadows, Section 1, as of record in Plat Book 5050, page 1, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to John F. Viaches and wife, Beverly F. Viaches by deed from W. L. Bainbridge, III and wife, Josephine G. Bainbridge of record in Book 5138, page 977, said Register's Office.

This conveyance is made subject to: (1) 1983 Taxes, which have been assumed by the Buyers; (2) Restrictions of record in Book 5063, page 37; and (3) All matters appearing on the Plan of record in Plat Book 5050, page 1, 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 April 19, 1977, in the original principal sum of $26,300.00, payable to Commerce Union Bank in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 5138, page 979, said Register's Office.

H 47426

IDENTIF. REFERENCE

MAY 12 2 52 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 445 Tusculum Road 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 12th day of May, 19 83

J. F. Viaches
JOHN F. VIACHES

Beverly F. Viaches
BEVERLY F. VIACHES

OFFICIAL RECEIPT

BOOK 6055 PAGE 484

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN F. VIACHES and wife BEVERLY F. VIACHES

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 12th day of May, 19 83.

My commission expires 1-20-85 Notary Public

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 _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,670.56

Vic Alexander
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF May, 19 83.

MY COMMISSION EXPIRES: 1-20-85
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

JOHN F. VIACHES and wife,

BEVERLY F. VIACHES

TO

VIC L. ALEXANDER and wife,

LINDA B. ALEXANDER

File Box 38

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

OFFICIAL RECEIPT

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

RECEIVED OF

BOOK 6055 PAGE 485

FOR

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			42670.56-	CO
			111.02	CO TX
			.50	PRFEE
			6.00	WDEED
				CHECK 117.52-
			7051A05/12/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H47426

IDENTIF. REFERENCE

MAY 12 2 53 PM 83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 948554