FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,497.36

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF NOVEMBER, 19 83

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES A. KNEAR, et ux (NAME)	WACHOVIA MORTGAGE COMPANY (NAME)	133-12-283
400 Jessie Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 3174 (STREET ADDRESS)	5DU-64015
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Winston-Salem, North Carolina 27102 (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, WILLIAM J. MacKAY and wife, KARLENE J. MacKAY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES A. KNEAR and wife, SHARON D. KNEAR,

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:

LAND in Davidson County, Tennessee, being Lot No. 148 on the Plan of Revision, Lot 124, Section Three, Lot 147 & 148, Section One, Addition, Greenwood Hills, of record in Book 5190, page 106, Register's Office for said County.

SAID Lot No. 148, which is a corner lot, fronts 75.00 feet on the southeasterly margin of Jessie Drive and fronts 119.61 feet on the northeasterly margin of Scotwood Drive, said frontages being joined by a curve having a length of 39.15 feet, and extends back 143.83 feet on the northeasterly line and 98.68 feet on the southeasterly line to a point of intersection.

BEING the same property conveyed to William J. McKay and wife, Karlene J. MacKay by deed from Theodore H. Pailet, Trustee, of record in Book 5458, page 672, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Commerce Union Bank of record in Book 5458, page 675, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. Said loan having since been transferred to Wachovia Mortgage Company.

This is unimproved ( ) improved (X) property, known as 400 Jessie Drive, Nashville, Tennessee 37211
(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 hand this 26 day of October, 1983

x William J. MacKay
WILLIAM J. MacKAY

x Karlene J. MacKay
KARLENE J. MacKAY

754 11/07 143.00 CHECK

STATE OF FLORIDA
COUNTY OF _____

THE UNDERSIGNED BOOK 6171 PAGE 259

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named WILLIAM J. MacKAY and wife, KARLENE J. MacKAY,

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 Homestead, FLORIDA this 26th day of October 19 83

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES MAR 20 1985
BONDED THRU GENERAL INS. UNDERWRITERS

Commission expires _____ Leticia Anguiano
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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
WILLIAM J. MacKAY, et ux

TO
JAMES A. KNEAR, et ux

PLEASE FILE BOX "7"

PREPARED BY:
SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201
Phone: 259-3666

IDENTIF. REFERENCE

Nov 7 12 35 PM '83
FELIX Z. WILCOXIT, REGISTER
DAVIDSON COUNTY, TN

H 8 4 8 4 7

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

52497.36- CAMT.
136.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 143.00-
0754A11/07/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 8 4 8 4 7

IDENTIF. REFERENCE

Nov 7 12 36 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 991645