This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM
Willie K. Davis

TO
Robert W. Werle et ux

For draftsman's use

BOOK 5197 PAGE 669

This Instrument prepared by
SCHULMAN, LE ROY & BENNETT, P.C.
P. O. BOX 2707
NASHVILLE, TENN. 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert W. Werle (NAME)	Robert W. Werle (NAME)	Map.127
705 Waggon Dr. (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Par.236
Nashville TN 37221 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 19,000.00 Robert W. Werle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF December, 1983.

Notary Public

MY COMMISSION EXPIRES: 7-15-87

(AFFIX SEAL)

For and in Consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

H 9 3 1 3 4

IDENTIF. REFERENCE

DEC 20 9 25 AM '83

REGISTER DAVIDSON COUNTY, TN

I, Willie K. Davis,

have bargained and sold, and by these presents do transfer and convey unto the said Robert W. Werle, et ux Carol S. Werle, 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. 46 on the Plan of Saddle Ridge Section 2, as of record in Book 5200, page 367, Register's Office for Davidson County, Tennessee.

Beginning at a point on the westerly margin of Saddle Ridge Trace, said point being a common front corner with Lot No. 45; thence running alonf the common boundary with Lot No. 45 South 82 Degrees 36 minutes 18 seconds East a distance of 408.90 feet to a point, said point being on the rear line of Lot No. 41;

thence running along the rear line of said Lot No. 41 North 25 degrees 55 minutes 24 seconds West a distance of 44.16 feet to a point, said point being common rear corner with Lot No. 47; thence running along the common boundary with Lot No. 47 north 51 degrees 54 minutes 21 seconds East a distance of 425.00 feet to a point, said point being on the westerly margin of Saddle Ridge Trace and being a common front corner with Lot No. 47; thence running along the margin of said Saddle Ridge Trace around a curve to the right with a radius of 455.00 feet a distance of 273.00 feet to a point, said point being point of beginning. BOOK 5197 PAGE 670

Being the same property conveyed to Willie K. Davis, be deed from Willie K. Davis, Trustee, of record in Book 6002, page 77, and by deed from G. William Davis of record in Book 6002, page 84, Register's Office for Davidson County, Tennessee.

Said Lot is subject to restrictive covenants contained in instrument of record in Book 5660, page 823, of Register's Office for Davidson County, Tennessee.

The Plan of Record in Book 5200, page 367, of Register's Office for Davidson County, Tennessee shows a owners certificate, certain minimum building setback lines, easements, utility anchor easements and certain notes and requirements to which Plan reference is hereby made.

Grantees agree that they will within 12 months of the date of the deed commence construction of a residence upon the premises and shall upon commencement of construction, proceed in a diligent and timely manner to completion of construction. If Grantees fail or refuse to commence or diligently and timely proceed to completion of construction, Grantees shall reconvey the premises to Grantor at Grantor's option upon payment of $19,000.00. Notwithstanding the foregoing if Grantees are unable to secure financing in this 24 months Grantor agrees Grantees may extend the financing period 12 months or sell the property provided all profits of sale are equally between Grantor and Grantees

This is unimproved (X) improved ( ) property, known as 7964 Saddle Ridge Trace, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert W. Werle and Carol S. Werle, their heirs and assigns, forever.

And we do covenant with the said Robert W. Werle and Carol S. Werle, their 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., except as hereinabove set forth, and taxes for the year 1983, which are a lien but not yet due and payable, which the Grantees agree to assume to pay.

And I, Willie K. Davis, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Robert W. Werle and Carol S. Werle, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 19th day of December, 19 83 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Willie K. Davis

Barbara T. Davis

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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On this 19th day of December, 1983, before me personally appeared Willie K. Davis and wife, Barbara T. Davis, to me known, or proved to me on the basis of satisfactory evidence to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Melanie L. Sadler

Notary Public

MY COMMISSION EXPIRES:

1-19-86



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5197 PAGE 672

RECEIVED OF _____

FOR _____

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

19000.00- CAMT.
49.40 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 58.90-
0933A12/20/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H J 3 1 3 4

IDENTIF. REFERENCE

DEC 20 3 25 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1500