FORM NO. WD-1

BOOK 5278 PAGE 535

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,551.52

Carolyn R. Reasonover
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd DAY OF April 1984

Notary Public

MY COMMISSION EXPIRES: 4-28-85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Buck, Baker & Bramlett, 200 4th Avenue North, Suite 618, Nashville, Tennessee 37219-2180

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carolyn R. Reasonover (NAME)	Wachovia Mortgage Company (NAME)	
704 Tina Court (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 3174 (STREET ADDRESS)	2DU-69022
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Winston-Salem, N.C. 27102 (CITY) (STATE) (ZIP)	149-9-183

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, James Urmston Rust, IV

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carolyn R. Reasonover and Ruby C. Reasonover

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. 80 on the Plan of Barclay Square Subdivision, Section III, as of record in Book 4675, page 154, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James Urmston Rust, IV by deed from Sharon Kay Rust of record in Book 5422, Page 198, Registers Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 4872, Page 490, said Register's Office.

The Plan of record in Book 4675, Page 154, said Register's Office, shows an Owner's Certificate, a 30 foot minimum building setback line from Tina Court and a 10 foot easement for public utility and drainage along the rear line(s) of said lot.

The Grantees herein agree to assume a deed of trust executed by James U. Rust, IV and wife, Sharon K. Rust to J. G. Palmer, Trustee, of record in Book 5300, page 431, said Register's Office, to secure to Commerce Union Bank an indebtedness in the original principal amount of $36,350.00. Grantees agree to assume the escrow account in connection with this loan.

unimproved ( ) This is improved (X) property, known as 704 Tina Court, Antioch, TN 37013
(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 my hand this 23rd day of April, 19 84

James Urmston Rust, IV

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 James Urmston Rust, IV

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at office in Nashville, Tennessee, this 23rd day of April 1984

Commission expires 1-18-87

N Eddie Mabry
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

WARRANTY DEED

FROM
James Urmston Rust, IV

TO
Carolyn R. Reasonover
Ruby C. Reasonover

I 17903

IDENTIF. REFERENCE

APR 25 3 13 PM '84

FEE REGISTER
DAVIDSON CO. TENN.

PREPARED BY:
BUCK, BAKER & BRAMLETT
200 4th Ave., North
Suite 618
Nashville, Tennessee 37219-2180
Phone: (615) 244-8100

04/25 143.46- CHECK

1475

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
			54551.52- CAMT.	
			141.96 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 148.46-	
			1475A04/25/64 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7903

IDENTIF. REFERENCE

APR 25 3 18 PM '84

No. 31146