File Box 43

FORM NO. WD-1

BOOK 6522 PAGE 974

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,753.00

James B. Winfree III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March, 19 85.

Notary Public

MY COMMISSION EXPIRES: 11-1-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. One Union Street, Nashville, TN 37219-0428
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James B. Winfree, III et ux (NAME)	Wachovia Mortgage Company (NAME)	2D-73117
3109 Country Meadow Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 3174 (STREET ADDRESS)	Map: 150-7
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Winston Salem, N. C. 27102 (CITY) (STATE) (ZIP)	Par: 200

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, RICHARD J. KOSMAR and wife, MARIE M. KOSMAR

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES B. WINFREE, III and wife, JACKIE M. WINFREE

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. 177 on the Plan of The Country, Section V, as of record in Book 5200, Pages 271 and 272, Register's Office for Davidson County, Tennessee.

SAID Lot No. 177 fronts 80 feet on the northerly margin of Country Meadow Road and extends back 85 feet on the northwesterly line and 151.46 feet on the southeasterly line to a broken line in the rear, measuring 124.15 feet thereon.

BEING the same property conveyed to the Grantors herein by deed from Randall Phillips Builders, Inc., of record in Book 6254, Page 752, Register's Office for Davidson County, Tennessee.

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

AS PART OF THE ABOVE CONSIDERATION, IT IS AGREED AND UNDERSTOOD that the above named Grantees assume and agree to pay the remaining unpaid balance on a promissory note secured by a Deed of Trust of record in Book 6254, Page 755, said Register's Office, payable according to the terms and conditions therein.

03/29 324.38 - CHECK

This is unimproved ( ) improved (XX) property, known as 3109 Country Meadow Road (House Number) (Street) Antioch, TN 37013 (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 hands this 29th day of March, 1985

X Richard J. Kosmar

X Marie M. Kosmar

3500

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard J. Kosmar and wife, Marie M. Kosmar

or proved to me upon the basis of satisfactory evidence the bargainors, 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 29th day of March 19 85.

Commission expires 11-1-87

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
Richard J. Kosmar et ux
Marie M. Kosmar

TO
James B. Winfree, III et ux
Jackie M. Winfree

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

IDENTIFICATION REFERENCE

FILED
MAR 29 3 46 PM 1985
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

I.D. 30522

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6522 PAGE 976

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

83753.00- CAMT.
217.88 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 224.38-
3600A03/29/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 3 0 5 2

T
IDENTIF. REFERENCE

MAR 29 3 45 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 120660