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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,995.27

Oscar E. Wheeler
Affiant

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

Notary Public

MY COMMISSION EXPIRES 7/10/87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY

236 Fourth Avenue North Suite 200 Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Oscar E. Wheeler et ux	Wachovia Mortgage Company	04D 33780
(NAME)	(NAME)	
7022 Bonnavent Drive	P. O. Box 3174	074-08-0
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, Tennessee 37076	Winston-Salem, North Carolina 27102	104.00
(CITY) (STATE) (P. O. ZIP)	(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, Denise L. Schadt, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Oscar E. Wheeler and wife, Dorothea Wheeler

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. 768 on the plan of Section Seven, Hermitage Hills, of record in Plat Book 3300, pages 62 and 63, Register's Office for said County.

Said Lot No. 768 fronts 75.0 feet on the easterly margin of Bonnavent Drive and extends back 165.5 feet on the northerly line and 163.7 feet on the southerly line to a broken line in the rear, measuring 85.10 feet thereon.

Being the same property conveyed to Marshall Lynn Schadt and wife, Denise L. Schadt by deed from Michael D. Pugh, Sr. and wife, Kathryne H. Pugh of record in Book 5085, page 921, said Register's Office. The parties having since been divorced and Marshall Lynn Schadt having conveyed his interest to Denise L. Schadt in Deed of record in Book 5518, page 289, said Register's Office.

It is understood and agreed that a 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 5085, page 923, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (XX) property, known as 7022 Bonnavent Drive (House Number) (Street) Hermitage, Tennessee 37076 (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 pleral, the plural the singular, and the use of any gender shall be applicable to all genders

Witness my hand this 29th day of April, 19 85

Denise L. Schadt
Denise L. Schadt

4357

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INDIVIDUAL ACKNOWLEDGEMENT

State of Tennessee

County of Davidson

Personally appeared before me, The undersigned, a Notary Public of said county, Denise L. Schadt, unmarried

the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 29th day of April, 19 85

NOTARY PUBLIC

My commission expires:
7.18.87

CORPORATE ACKNOWLEDGEMENT

State of

County of

Before me, of the state and county aforesaid, personally appeared , with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as .

WITNESS my hand and seal, at office in ,
this day of , 19 .

NOTARY PUBLIC

My commission expires:

WARRANTY DEED

FROM

Denise L. Schadt, unmarried

TO

Oscar E. Wheeler and wife,

Dorothea Wheeler

J0 1 6 9 8 6

IDENTIF. REFERENCE

PATRICIA SPICER CARDEN
Attorney At Law
236 Fourth Avenue North
Suite 200
Nashville, Tennessee 37219

MAY 3 | 54 PM '85

DAVIDSON COUNTY, TN

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

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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

57935.27- CAPT.
150.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 157.30-
4257A05/03/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J0 1 6 8 6

IDENTIF. REFERENCE

MAY 3 1 54 PM '85

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 131035