THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Thomas A. Wiseman, III
4002 Lealand Lane
Nashville, TN 37204

SEND TAX BILLS TO:
Citizens and Southern
Mortgage Company
P.O. Box 656
Tucker, Georgia 30085-0656

MAP-PARCEL NUMBERS:
118-141
13
16DA-16116

BOOK 5620 PAGE 143

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, James M. Vaughn, Jr. and wife, Eleanor L. Vaughn hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Thomas A. Wiseman, III and wife, Elizabeth DeVine Wiseman hereinafter called the Grantee, Grantee's 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. 2 on the plan of Lipscomb Heights, of record in Book 2083, page 61, Register's Office for said County.

SAID Lot No. 2 fronts 100 feet on the easterly margin of Lealand Lane and extends back between parallel lines 250 feet to a dead line.

BEING the same property conveyed to James M. Vaughn, Jr. by deed from Marie Murphy Vaughn, of record in Book 2602, page 477, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 2196, page 106, said Register's Office, and to the matters set forth in the above referenced plan of record.

AUG 1 2 51 PM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

2. 5. 2 8. 9.

This is (un)improved property, known as 4002 Lealand Lane, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 30th day of July, 1985.

Eleanor L. Vaughn

Eleanor L. Vaughn

James M. Vaughn, Jr.

James M. Vaughn, Jr.

CHECK

STATE OF TENNESSEE
COUNTY OF Davidson

On this 30th day of July, 1985, before me personally appeared James M. Vaughn, Jr. and wife, Eleanor L. Vaughn, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: Nov 4 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6620 PAGE 144

Before me, the undersigned, 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 ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 89,900.00 .

Thomas A. Wiseman III
Affiant

Subscribed and sworn to before me, this the 30th day of July, 1985.

My Commission Expires: Nov 4 1987

Christy Wilkins Ivey
Notary Public

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

WARRANTY DEED

from:

James M. Vaughn, Jr. and wife,
Eleanor L. Vaughn

to:

Thomas A. Wiseman, III and wife,
Elizabeth DeVine Wiseman

Return to: CJ

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY

Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-23944

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6820 PAGE 145

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			89900.00- CAMT,	
			233.74 CSTAX	
			.50 PRFEE	
			6.00 MORTG	
			CHECK	240.24-
3417A08/01/85			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

25289

IDENTIFT REFERENCE

AUG 1 2 51 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 159482