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

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Joel K. Waltenbaugh, Jr. 1257 Sioux Terrace Madison, Tennessee 37115	Mortgage Corp. of the South P. O. Box 10726 Birmingham, Alabama 35202	11D-90687 53-5-5

WARRANTY DEED BOOK 6032 PAGE 650

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, Steven L. Mitchell and wife, Sharon L. Mitchell hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Joel K. Waltenbaugh Jr. and wife, Katrina Waltenbaugh 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. 145 on the plan of Sequoia Valley Subdivision, Section 3, of record in Plat Book 4460, page 83, Register's Office for said County.

SAID Lot No. 145 fronts 95.7 feet on the northeasterly margin of Sioux Terrace and extends back 158.3 feet on the easterly line and 181.3 feet on the northerly line to a dead line in the rear, measuring 111.7 feet thereon.

BEING the same property conveyed to Steven L. Mitchell and wife, Sharon L. Mitchell by deed from Tim E. Matheny and wife, Carol D. Matheny, of record in Book 5998, page 865, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 4598, page 384 and Book 4047, page 877, said Register's Office, and to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Third National Mortgage Company of record in Book 5998, page 868, Register's Office for Davidson County, Tennessee, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

This is (un)improved property, known as 1257 Sioux Terrace, Madison, Tennessee 37115.

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 15th day of August, 1985.

Sharon L. Mitchell

Steven L. Mitchell

STATE OF TENNESSEE
COUNTY OF Davidson

On this 15th day of August, 1985, before me personally appeared Steven L. Mitchell and wife, Sharon L. Mitchell, 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 1, 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6632 PAGE 651

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 $ 78,500.00.

Joel K. Waltenbaugh, Jr.
Affiant

Subscribed and sworn to before me, this the 15th day of August, 1985.

My Commission Expires: Nov 1, 1987

County Clerk
Notary Public

WARRANTY DEED

from:
Steven L. Mitchell and wife, Sharon L. Mitchell

to:
Joel K. Waltenbaugh Jr. And wife, Katrina Waltenbaugh

FELIX Z. WILKINS REGISTER
DAVIDSON CO., TN.

Aug 16 2 47 PM '85

IDENTIFICATION REFERENCE

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157
(TN-23998)

dp 0 9 2 4 0

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6632 PAGE 652

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

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

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			78500.00- CONVEY	
			204.10 CSTAX	
			.50 PRFEE	
			6.00 MORTG	
			CHECK	210.60-
8254A	08/16/85		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2924240

IDENTIF. REFERENCE

AUG 16 2 47 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 164187