THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157 B048

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Buford Darryl Kiser et ux 174 Brenda Lane Antioch, Tennessee 37013	Fleet Real Estate Funding P. O. Drawer F-20 Florence, South Carolina 29501	5DU-52355 162-2-224

WARRANTY DEED

BOOK 5833 PAGE 597

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, Ronald Stanley Tomlinson and wife, Carol Anne D. Tomlinson, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Buford Darryl Kiser and wife, Deborah Kay Kiser, 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. 238 on the plan of Colewood Acres, Section 4, of record in Book 4175, page 144, Register's Office for said County.

SAID Lot No. 238 fronts 89.94 feet on the northerly margin of Brenda Lane and extends back 196.6 feet on the easterly line and 175.00 feet on the westerly line to a dead line in the rear, measuring 52.70 feet thereon.

BEING the same property conveyed to Ronald Stanley Tomlinson and wife, Carol Anne D. Tomlinson by deed from Billy T. Waugh and wife, Lois A. Waugh, of record in Book 4847, page 718, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 4451, page 994, 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 principal balance of a note secured by a first mortgage deed of trust to Guaranty Mortgage Company of Nashville, of record in Book 4810, page 577, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

This is (~~xx~~) improved property, known as 174 Brenda Lane, Antioch, Tennessee 37013.

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 16th day of August, 19 85.

Carol Anne D. Tomlinson
Carol Anne D. Tomlinson

Ronald Stanley Tomlinson
Ronald Stanley Tomlinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of August, 19 85, before me personally appeared Ronald Stanley Tomlinson and Carol Anne D. Tomlinson, 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

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

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

BOOK 5633 PAGE 598

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 68,846.48.

Buford Darryl Kiser
Affiant

Subscribed and sworn to before me, this the 16th day of August, 1985.

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

WARRANTY DEED

from:

RONALD STANLEY TOMLINSON
AND WIFE, CAROL ANNE D. TOMLINSON

to:

BUFORD DARRYL KISER AND WIFE,
DEBORAH KAY KISER

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN
AUG 19 | 52 PM '85

IDENTIFICATION REFERENCE

2967.7

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157 dp
(TN-23933)

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6633 PAGE 599

FOR _____

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
			68846.48- CAMT.	
			178.08 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 195.38-	
8778A08/19/85			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2967.7.

IDENTIFICATION REFERENCE

AUG 19 1 02 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 164702