File Box 43

BOOK 3652 PAGE 132

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,042.87

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF September 19 85.

Notary Public

MY COMMISSION EXPIRES 4/20/86
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE UNION STREET, CORNER OF FIRST AND UNION, NASHVILLE, TN. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Herbert A. McAllister et ux (NAME)	Wachovia Mortgage Company (NAME)	4D-51211
5161 Roxborough Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 3174 (STREET ADDRESS)	98-1
Hermitage, TN 37076 (CITY) (STATE) (P.O. ZIP)	Winston-Salem, N. C. 27102 (CITY) (STATE) (ZIP)	Par #108

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 M. Lenhart and wife, Teresa Lynn Lenhart~~

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Herbert A. McAllister and wife, Patsy H. McAllister

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. 77 on the Plan of the Resubdivision of Lots 74 through 85 on the Plan of Roxborough, as of record in Book 5200, Page 238, Register's Office for Davidson County, Tennessee.

SAID Lot No. 77 fronts 99.02 feet on the southeasterly margin of Roxborough Drive and extends back 253.95 feet on the northerly line and 204.63 feet on the southerly line to a broken line in the rear measuring 83.49 feet thereon.

BENG the same property conveyed to the grantors herein by deed from Randall Phillips Builders, Inc., of record in Book 6214, Page 664, Register's Office for Davidson County, Tennessee. The said Richard M. Lenhart and Richard Michael Lenhart being one and the same person.

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 6214, Page 667, said Register's Office, payable according to the terms and conditions therein.

unimproved ( )
This is improved XX property, known as 5161 Roxborough Drive (House Number) (Street) Hermitage, TN 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 ti, 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 10th day of September, 19 85

x Teresa Lynn Lenhart
Teresa Lynn Lenhart

x Richard M. Lenhart
Richard M. Lenhart
by: Teresa Lynn Lenhart
Teresa Lynn Lenhart,
Attorney in Fact

CHECK 301.50

3494

STATE OF TENNESSEE
Davidson County

BOOK 5652 PAGE 133

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Teresa Lynn Lynhart

the bargainor _____, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 10th day of September 19 85.

Commission expires 4/20/86

Notary Public

STATE OF TENNESSEE

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 M. Lenhart et ux

Teresa Lynn Lenhart

TO

Herbert A. McAllister et ux

Patsy H. McAllister

35254

IDENTIFICATION REFERENCE

SEP 10 3 14 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Return to:
LAWYER'S ESCROW SERVICE
ONE UNION STREET
CORNER OF FIRST AND UNION
NASHVILLE, TENNESSEE 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of September, 1985, before me personally appeared Teresa Lynn Lynhart, to me known to be the person who executed the foregoing instrument in behalf of Richard M. Lenhart, and acknowledged that she executed the same as the free act and deed of the said Richard M. Lenhart.

Notary Public

My Comm. expires: 4/20/86

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6652 PAGE 134

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
			75042.87- CAMT.	
			195.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	201.50-
5494A	09/10/85		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35254

IDENTIFICATION REFERENCE

SEP 10 3 14 PM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 171260