file 7

BOOK 5352 PAGE 205

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,008.83

Anita Fralin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF September 1985.

Janet S. Davis
Notary Public

MY COMMISSION EXPIRES: 1-10-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Saturn & Mazer, Attorneys, 212 Third Avenue North, Nashville, Tennessee 37201
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| R. W. Groom III (NAME) | Merrill Lynch Mortgage Coporation (NAME) | 150-1-218 |
| 2816 Creekview Drive (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 85366 (STREET ADDRESS) | 2D-58533 |
| Nashville, Tennessee 37217 (CITY) (STATE) (P. O. ZIP) | San Diego, California 92138-5366 (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, Perry M. Wilson and wife, Vicki E. Wilson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO R. W. Groom III

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

Being Lot No. 675 on the Plan of Edge-O-Lake Estates, Section 16, as of record in Book 4175, page 157, Register's Office for Davidson County, Tennessee.

Said Lot No. 675 fronts 88.74 feet on the easterly margin of Creekview Drive and extends back 253.85feet on the southerly line and 262.0 feet on the northerly line to a dead line in the rear measuring 54.86 feet thereon.

Being the same property conveyed to Perry M. Wilson and wife, Vicki E. Wilson, by deed from Gerald D. Wallace and wife, Judith H. Wallace, of record in Book 5352, page 965 and by deed of record in Book 4541, page 265 Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 4468, page 565 Register's Office for said County; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

As part of the above consideration, the Grantee herein, assumes and agrees to pay the unpaid balance owing on a certain note executed by the Grantors herein to Mercantile Mortgage Company in the original principal amount of $50,100.00 of record in Book 5352, page 967, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 2816 Creekview Drive (House Number) (Street) Nashville, Tennessee 37217 (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 plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness our hand s this 6th day of September, 19 85

Perry M. Wilson

Vicki E. Wilson

BOOK 5652 PAGE 206

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Perry M. Wilson and wife, Vicki E. Wilson

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at office in Nashville, Tennessee, this 6th day of September, 1985.

Commission expires 1-10-89

Notary Public

STATE OF TENNESSEE
Davidson County

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

35275

FROM

Perry M. Wilson and wife,

Vicki E. Wilson

TO

R. W. Groom III

IDENTIFICATION REFERENCE

SEP 10 3 25 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PREPARED BY:

SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201

Phone: 259-3666

# OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6652 PAGE 207

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 |
|---|---|---|---|---|
| | | | 71008.83- CAMT.<br>184.60 CSTAX<br>.50 PRFEE<br>6.00 WDEED<br>CHECK 191.10-<br>5515A09/10/85 BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 5 2 7 5

IDENTIFICATION REFERENCE

SEP 10 3 25 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 171281