FILE NO. 17246

FILE BOX "7"

BOOK 6697 PAGE 636

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,471.00

Michelle E. Leggett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF OCTOBER, 19 85

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
MICHELLE E. LEGGETT (NAME)	WACHOVIA MORTGAGE COMPANY (NAME)	150-2
3128 Justin Towne Ct. (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 3174 (STREET ADDRESS)	116
Antioch, TN. 37013 (CITY) (STATE) (P. O. ZIP)	Winston-Salem, North Carolina 27102 (CITY) (STATE) (ZIP)	2D-72187

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, I, TERRY L. NOACK, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHELLE E. LEGGETT, a single person

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. 24-B on the Plan of Justin Towne, Section II, as of record in Book 5200, page 459 and re-recorded as a re-subdivision of Lots 13, 14, 23 and 24 in Book 5200, page 588, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the northerly right of way of Justin Towne Court said point being the southwest corner of the easterly half of Lot 24; thence leaving said right of way North 5 degrees, 49 minutes 10 seconds East 55.60 feet to a point; thence North 5 degrees, 34 minutes, 45 seconds East 43.92 feet to a point; thence North 5 degrees, 56 minutes, 54 seconds East 101.63 feet to a point; thence South 83 degrees 43 minutes 54 seconds East 30 feet to a point; thence South 5 degrees 50 minutes 00 seconds West 200.92 feet to a point in the northerly right of way of Justin Towne Court; thence with said right of way North 84 degrees 10 minutes 00 seconds 30 feet to the point of beginning and containing 6,047 square feet, more or less.

BEING the same property conveyed to Terry L. Noack, unmarried, by deed from Philhall Corporation, of record in Book 6162, Page 898, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to COMMERCE UNION BANK, of record in Book 6162, Page 901, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) / improved (XX) property, known as 3128 Justin Towne Court, Antioch, Tennessee 37013
(House Number) (Street) (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 my hand this 25th day of October, 19 85

Terry L. Noack by June Newby, Attorney in fact.

TERRY L. NOACK by JUNE NEWBY, Attorney-in-Fact

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___

Commission expires _____

_____
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

FROM

TO

49265

IDENTIFICATION REFERENCE

Oct 31 2 45 PM '85

PREPARED BY:

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

Phone: 259-3666

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 25th day of October, 1985, before me personally appeared JUNE NEWBY, to be known to be the person who executed the foregoing instrument in behalf of TERRY NOACK as his attorney-in-fact, and acknowledged that she executed the same as the free act and deed of the said TERRY NOACK, as though he personally had acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 25th day of October, 1985.

Janet S. Davis
NOTARY PUBLIC

My Commission Expires: 1-10-89

NOTARY PUBLIC DAVIDSON COUNTY

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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
			52471.00- CONT,	
			136.50 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 143.0	
			2232A10/31/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

49265

IDENTIFICATION REFERENCE

Oct 31 2 45 PM '85

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY

No. 187548