ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
James M. Wilyard, et ux	Dobson & Johnson, Inc.	11D-25215
(NAME)	(NAME)	
308 Sarver Avenue	One Commerce Place	43-1
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee 37115	Nashville, TN 37239	128
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 6702 PAGE 297

For and in consideration of the sum of Five Thousand ($5,000.00) and..... NO/100..... **DOLLARS** and other good and valuable consideration accepted as cash, receipt of which is hereby acknowledged, including the buyer's assumption and agreement to pay the unpaid principal balance of $27,216.12 owed on an F.H.A. mortgage secured through the Tennessee Housing Development Agency being loan # 20843, payable in monthly installments through Dobson & Johnson, Inc. with present monthly payments being $366.00, of record in Deed Book 5964, Page 784, Register's Office for Davidson County, Tennessee. Buyers further agree to assume and pay in full the unpaid balance owed Nashville Electric Service on an interest free loan #44192, payable in monthly installments of $6.66.

I, Penny L. Vandergriff, an unmarried person,
have bargained and sold, and by these presents do transfer and convey unto the said James M. Wilyard and wife, Deborah Jean Wilyard

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson **County, State of Tennessee, described as follows:** to-wit:

BEING part of Lot "D" on the corrected Map of W.P. Ready Subdivision of the Thornton Tract, of record in Book 332, Page 110, Register's Office, Davidson County, Tennessee, and described according to a survey by John Kohl, dated October 19, 1982 as follows:

BEGINNING at an iron pin in the southerly margin of Sarver Avenue, formerly Madison Avenue, at a point 75 feet west of the common corner of Lots D & E; thence S 4 degrees 30 minutes W, 230.0 feet to an iron pin; thence S 80 degrees 20 minutes W 60 feet to an iron pin; thence in a northerly direction 232.9 feet to an iron pin in the southerly margin of Sarver Avenue; thence with said Avenue in an easterly direction 60 feet to the point of beginning.

BEING the same property conveyed to Penny L. Vandergriff, unmarried, by deed of record in Book 5964, Page 781, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to all existing easements of record.

1985 Property Taxes pro-rated and assumed by buyers.

This is improved (X) property, known as 308 Sarver Avenue, Madison, Tennessee 37115 **unimproved ( )**
(House Number) (Street) (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 4th **day of** November **, 19** 85 .

Penny L. Vandergriff, unmarried

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6702 PG 298

Personally appeared before me, Frank E. Lee, a Notary Public in and for said County and State, the within named Penny L. Vandergriff, unmarried

the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of November, 1985.

My commission expires 4/20/86 Notary Public Frank E. Lee

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be the and respectively of , the within named bargainor, a corporation, and that as such and executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as and attesting the same by the said as

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 32,500.00

This is equal to or greater than the property would bring at a fair and voluntary sale.

Penny L. Vandergriff

Sworn to and subscribed before me this 4th day of November, 1985.

My commission expires 4-20-86 Notary Public Frank E. Lee

This instrument was prepared by:		
Frank E. Lee, Attorney	4800 Charlotte Avenue	Nashville, Tennessee 37209
Name	Address	

WARRANTY DEED

FROM Penny L. Vandergriff, unmarried

TO James M. Wilyard and wife, Deborah Jean Wilyard

RUSH

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR BOOK 6702 PAGE 299

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

32500.00- CAPT.
84.50 CSTAX
.50 PRFE
6.00 WDE
CHECK 91.00-
3769A11/05/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50573

IDENTIFICATION REFERENCE

NOV 5 12 23 PM '85

FELIX Z. WILSON, II
REGISTER

No. 189051