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BOOK 20

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
Charles V. Land & wife, Helen C. Land 7479 Stacy Drive Nashville, Tn. 37221	Realty Mortgage Co. 1925 Century Blvd., NE, Suite 8 Atlanta, Georgia 30345	9D 05328 Map 142-2 Parcel 55

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of a certain Deed of Trust of record in Book 5038, Page 430, Register's Office for Davidson County, Tennessee, to secure to Realty Mortgage Company, the original amount of $39,000.00, payable and therein specified; we, Joseph F. McMahon III and wife, Sharon McMahon, have bargained and sold, and by these presents do transfer and convey unto the said Charles V. Land and wife, Helen C. Land, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 94 on the Plan of Cross Timbers, Section 2, as of record in Book 3700, Page 92, Register's Office, Davidson County, Tenessee.

Being the same property conveyed to Joseph F. McMahon III and wife, Sharon McMahon by deed from James A. Curley Jr. and wife, Lillian M. Curley of record in Book 5038, Page 428, said Register's Office.

This conveyance is subject to all restrictions, easements and plats of record in Register's Office for said County.

This is improved property, known as: 7479 Stacy Drive, Nashville, Tn. 37221

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 6th day of December, 1985.

Joseph F. McMahon III

and wife, Sharon McMahon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph F. McMahon III and wife, Sharon McMahon, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of December, 1985.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-17-88

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $ 73,000.00

AFFIANT

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

NOTARY PUBLIC

MY COMMISSION EXPIRES:
7-17-88

5947 IDENTIFICATION REFERENCE
Dec 9 1 53 PM '85
FELIX E. DYER REGISTER DAVIDSON

This instrument was prepared by:

Rick M. Johnson, 3221 Nolensville Road, Nashville, Tennessee 37211

(615) 833-5858

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

[illegible] 0- [illegible]
105.00 [illegible]
.50 [illegible]
6.00 [illegible]
CHECK 136.50-
4402A12/09/05 CWL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

59470

IDENTIFICATION REFERENCE

Dec 9 1 59 PM 05

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 199431