BOOK 6740 PAGE 471

Map 150-1
Par 99Is

WARRANTY DEED

THIS WARRANTY DEED is made this 18th day of December, 1985, between **JOHN M. McMEEN** and wife, **SHARON LEE McMEEN**, of Davidson County, Tennessee, hereinafter referred to as "Grantors" and **CRAIG M. WISEMAN**, of Davidson County, Tennessee, hereinafter referred to as "Grantee".

W I T N E S S E T H:

That the said Grantors for and in consideration of the sum of Fifteen Thousand, Five Hundred Dollars ($15,500) and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption by Grantee of a Deed of Trust from Grantors to J.C. Rencarge, Trustee, for the benefit of Exchange Bond & Mortgage Corp., which is more fully described below, do hereby grant, bargain, sell, and convey unto the said Grantee the following described property and premises:

> 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. 265 on the Plan of Edge-O-Lake Estates, Section IV, of record in Book 3600, Page 87 and Page 88, Register's Office for said county, to which reference is made for a more complete description.
>
> Being the same property conveyed to John M. McMeen et ux., Sharon Lee McMeen, by deed from Barbara J. Binkley, Barbara J. Jones et vir., Jon Jones, of record in Book 6242, Page 360, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to Exchange Bond & Mortgage Corp of record in Book 5466, Page 647, said Register's Office which the Grantee herein hereby assumes and agrees to pay. The escrow account in connection with said loan is hereby transferred to Grantee.
>
> This conveyance is subject to any and all existing restrictions and easements of record.

with all hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead therein. TO HAVE AND TO HOLD the said premises to said Grantee, his heirs and assigns forever.

This Instrument Prepared By Norman E. Solomon, Attorney at Law
P.O. Box 120356
1204 Seventeenth Avenue, South
Nashville, Tennessee 37212

And the said Grantors, for themselves and for their heirs, executors, and administrators, do hereby covenant with said Grantee, his heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority, and right to convey the same; that said premises are free from all encumbrances, except those enumerated above and 1985 City of Nashville and Davidson County taxes which are due and payable and consitute a lien against the property; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantors hereunder set their hands and seals the day and year first above written.

John N. McMeen, Grantor

Sharon Lee McMeen, Grantor

ACKNOWLEDGMENT

STATE OF TENNESSEE)
: ss
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, John N. McMeen, the within named party, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

18th Witness my hand and official seal at office, this day of December, 1985.

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires:
July 23 88

ACKNOWLEDGMENT

STATE OF TENNESSEE)
:
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Sharon Lee McMeen, the within named party, 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 office this 18th day of December, 1985.

Notary Public

My Commission Expires:
July 23 '88

AFFIDAVIT

STATE OF TENNESSEE)
: ss
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Sixty Five Thousand, Nine Hundred Fifty-Two Dollars and four cents ($65,952.04), which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Craig M. Wiseman, Affiant

Subscribed and sworn to before me this 18th day of December, 1985.

Notary Public

My Commission Expires:
July 23 '88

Person responsible for payment of taxes:

Owner: Craig M. Wiseman
2723 Mossdale Drive
Nashville, Tennessee 37217

62518

IDENTIFICATION REFERENCE

DEC 19 9 10 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6740 PAGE 477

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

66952.04- CAPIT.
171.60 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 191.10-
813741 12/19/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6251 8

IDENTIFICATION REFERENCE

Dec 19 9 19 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 203071