BOOK 6754 PG 725

THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
225 Lebanon Road - Box 425
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:	SEND TAX BILLS:	MAP-PARCEL:
David J. Waynick	First Bank Mortgage	Map 97-9
604 Page Drive	P. O. Box 6548	Parcel 11
Mt. Juliet, TN 37122	Springfield, IL 62790	4D-12738

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **MONTY MIRES**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **DAVID J. WAYNICK**, hereinafter called the Grantee, his 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. 106 on the plan of Valley Grove Subdivision, Section 8, as of record in Book 5200, page 606, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.
>
> Being the same property conveyed to Monty Mires by virtue of a deed from John Davenport and wife, Patricia Davenport, as of record in Book 6704, page 943, 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 Capitol Mortgage Corporation, of record in Book 6381, page 536, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid mortgage is hereby transferred to the said Grantee, as is the hazard insurance.
>
> Frances H. Mires joins in this conveyance to convey any marital interest she may have in this property.

This is improved property known as 4337-4339 Valley Grove, Hermitage, TN 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal.

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 hands this 23rd day of December, 1985.

MONTY MIRES

FRANCES H. MIRES

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Monty Mires and wife, Frances H. Mires, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 23rd day of December, 1985.

NOTARY PUBLIC

My Commission Expires: 10/12/86

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is $74100.00.

AFFIANT

Subscribed and sworn to before me this 23rd day of December, 1985.

NOTARY PUBLIC

My Commission Expires: 10/12/86

6599

IDENTIFICATION REFERENCE

JAN 3 10 06 AM '86

FELIX A. ALEXANDER REGISTER
DAVIDSON COUNTY, TENN.

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

74100.00- CAPIT
198.66 CSTAX
.60 PRFEE
6.00 WDFEE
CHECK 199.16-
239|A01/03/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 3 9 3 7

IDENTIFICATION REFERENCE

JAN 3 10 05 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 207232