FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6775 PAGE 563

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,500.00

William D Scism
Affiant James M Smith

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF January, 1986

Notary Public

MY COMMISSION EXPIRES: 9/9/87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

GREGORY M. GALLOWAY - 1161 Murfreesboro Road - Suite 316 - Nashville, TN 37217

NAME			ADDRESS			
ADDRESS NEW OWNER(S) AS FOLLOWS			SEND TAX BILLS TO			MAP-PARCEL NUMBERS
William D. Scism			Wachovia Mortgage Company			MAP 150-11
(NAME)			(NAME)			
3129 Windson Green Drive			P. O. Box 3174			PARCEL 136
(STREET ADDRESS OR ROUTE NUMBER)			(STREET ADDRESS)			
Antioch, TN 37013			Winston-Salem, NC 27102			2D 29470
(CITY)	(STATE)	(P.O. ZIP)	(CITY)	(STATE)	(ZIP)	

FOR AND 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, Charles Luke Graby and wife, Linda H. Graby

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William D. Scism, unmarried and James M. Smith, unmarried

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.

BEING Lot No. 197 on the Plan of Towne Village of the Country, Section III, of record in Plat Book 5200, page 269, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Charles Luke Graby and wife, Linda H. Graby, by deed from Randall Phillips Builders, Inc., of record in Book 6169, page 350, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 5635, Page 545, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Charles Luke Graby and wife, Linda H. Graby, to J. G. Palmer, Trustee, for Commerce Union Bank, dated November 1, 1983, and filed for record in Book 6169, Page 353, Register's Office for said County, with an unpaid principal amount of approximately, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

7 3 4 4 3

IDENTIFICATION REFERENCE

FEB 3 11 05 AM '86

unimproved ( )
This is improved XX) property, known as 3357 Towneship Road, Antioch, TN 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 heir 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 covey 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 hand s this 30th day of January, 1986

Linda H. Graby

Charles Luke Graby

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles Luke Graby and wife, Linda H. Graby (or proved to me on the basis of satisfactory evidence) the bargainor s, with whom I am personally acquainted/and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of January

Commission expires 9/9/89

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared with whom I am personally acquainted/and who and (or proved to me on the basis of satisfactory evidence) upon (his oath / themself / themselves) acknowledged (themselves) to be the and respectively of the within named bargainor, and corporation, and that (he) as such (they) and being authorized so to do, execute 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

Charles Luke Graby
Linda H. Graby

TO

William D. Scism
James M. Smith

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

GREGORY M. GALLOWAY
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

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

RECEIVED OF _____

FOR _____

BOOK 6775 PAGE 565

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

60[illegible]-
157.50
.50
6.00
CHECK 163.50-
1453A02/03/BC BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.3443

IDENTIFICATION/REFERENCE

FEB 3 11 05 AM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 216078