THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

Box 35

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Robert R. Sawyer et ux 529 Bluewater Drive Nashville, TN 37217	Regency Mortgage, Inc. 260 Regency Court Waukesha, WI 53186	136-14-143 2D 63001

WARRANTY DEED

BOOK 6777 PAGE 160

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Leo H. Tross, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Robert R. Sawyer and wife, Linda D. Sawyer

hereinafter called the Grantee, Grantee's 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. 91 on the plan of Revised Castlegate, Section 2-A of record in Book 5200, page 9, Register's Office for Davidson County, Tennessee.

SAID Lot 91 fronts 93.00 feet on the westerly margin of Bluewater Drive and extends back 154.14 feet on the northerly line and 159.51 feet on the southerly line to a dead line in the rear, measuring 93.16 feet thereon.

BEING the same property conveyed to Leo H. Tross by deed from K & W, Inc. of record in Book 5429, page 820, Register's Office for Davidson County, Tennessee.

7.4077

IDENTIFICATION REFERENCE

FEB 5 8 37 AM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

This is (an) improved property, known as 529 Bluewater Drive, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 18th day of October, 1985.

Leo H. Tross
Leo H. Tross

STATE OF TENNESSEE
COUNTY OF Davidson

On this 18th day of October, 1985, before me personally appeared Leo H. Tross, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6777 PAGE 161

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 87,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 31st day of January, 19 86.

My Commission Expires: 5-20-87

_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

from:

Leo H. Tross

to:

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
ashville, Tennessee 37215-0157

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6727 PG 162

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MD - 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
			67800.00- CAMT.	
			226.20 CSTAX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK	838.70-
21B2A02/05/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.40 77

IDENTIFICATION REFERENCE

FEB 5 8 57 AM '86

FELIX Z. WILSON, II
DAVIDSON COUNTY

No. 216787