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FORM NO. WD-1

Fill # 21

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,490.57

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF February, 19 86

Notary Public

MY COMMISSION EXPIRES: 1-10-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
N. Eddie Montgomery, 215 Centerview Drive, Suite 150, Brentwood, TN 37027
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald W. Moore (NAME)	Merrill Lynch Mortgage Corporation (NAME)	148-08-0
4563 Artelia Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 85366 (STREET ADDRESS)	012.00
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	San Diego, California 92138-5366 (CITY) (STATE) (ZIP)	

FOR AND IN 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, Francis G. Cummings and wife, Sharon R. Cummings

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald W. Moore and wife, Deborah L. Moore

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. 10, Section One, on the Plan of OAKWOOD TERRACE SUBDIVISION of record in Book 4460, Pages 54 and 55, Register's Office for Davidson County, Tennessee. Said Lot No. 10 fronts the Westerly margin of Artelia Drive 65.0 feet and runs back between lines which measure 125.02 feet on the south side line, 124.99 feet on the North side line, to a dead line in the rear on which it measures 65.0 feet.

Being the same property conveyed to Francis G. Cummings and wife, Sharon R. Cummings by deed from Michael D. Kinnard and wife, Vicki K. Kinnard of record in Book 6185, Page 457, Register's Office, Davidson County, Tennessee.

The Plan of record in Book 4460, Page 54, said Register's Office, shows a 30 foot minimum building setback line from Artelia Drive and a 20 foot easement for public utility and drainage along the rear line(s) of said lot.

Subject to restrictions of record in Book 4559, page 72 said Register's Office.

Grantees herein agree to assume an indebtedness evidenced by Deed of Trust of record in Book 5431, page 308, Register's Office for Davidson County, Tennessee in the original principal amount of $46,900.00.

This is improved (X) unimproved ( ) property, known as 4563 Artelia Drive (Street) (P. Antioch, Tennessee 37013 (Postal Zip)
(House Number)

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 hand s this 19th day of February, 19 86

Francis G. Cummings

Sharon R. Cummings

STATE OF TENNESSEE
XXXXXXX Davidson County
Williamson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Francis G. Cummings and wife, Sharon R. Cummings

the bargainor, 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 Brentwood, Tennessee, this 19th day of February, 19 86.

Commission expires 1-10-87

N. Eddie Montgomery
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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

7.7403

WARRANTY DEED

FROM
Francis G. Cummings

Sharon R. Cummings

TO
Donald W. Moore

Deborah L. Moore

IDENTIFICATION REFERENCE

FEB 21 10 05 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PREPARED BY:
N. EDDIE MONTGOMERY, ATTORNEY
215 CENTERVIEW DRIVE, SUITE 150
BRENTWOOD, TN 37027

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
			44495.57- CAMT.	
			116.70 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	122.20-
6346A02/21/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 220841

7.7.4 0 3

IDENTIFICATION REFERENCE

FEB 21 10 25 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN