BOOK 6818 PAGE 915

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
MARY ANNE TIBBS, UNMARRIED (NAME)	WACHOVIA MORTGAGE COMPANY (NAME)	150 3
923 THOMAS AVE (STREET ADDRESS OR ROUTE NUMBER)	P. O. BOX 3174 (STREET ADDRESS)	par. 126pc
NASHVILLE TN 37216 (CITY) (STATE) (ZIP CODE)	WINSTON-SALEM N.C 27102 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

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 DOLLARS HEREBY ACKNOWLEDGED, WE, STEVEN W. RISNER AND WIFE, MARY KAY RISNER, HEREINAFTER CALLED GRANTORS.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
APR 2 9 15 AM '86
IDENTIFICATION REFERENCE
88002

PUSH

have bargained and sold, and by these presents do transfer and convey unto the said MARY ANNE TIBBS, UNMARRIED

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

BEING LOT NO. 28B ON THE PLAN OF JUSTIN TOWNE, SECTION II, AS OF RECORD IN BOOK 5200, PAGE 549, AND AMENDED IN BOOK 5200, PAGES 535 AND 536, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY RIGHT OF WAY OF JUSTIN TOWNE COURT, SAID POINT BEING THE SOUTHEAST CORNER OF THE EASTERLY HALF OF LOT NO. 28; THENCE, WITH THE NORTHERLY RIGHT OF WAY NORTH 84 DEGREES 10' 00" WEST 26.11 FEET TO A POINT; THENCE, LEAVING SAID RIGHT OF WAY NORTH 6 DEGREES 50' 44" EAST 46.70 FEET TO A POINT; THENCE, NORTH 5 DEGREES 31' 13" EAST 47.83 FEET TO A POINT; THENCE, NORTH 5 DEGREES 31' 42" EAST 105.80 FEET TO A POINT; THENCE, SOUTH 83 DEGREES 43' 54" EAST 26.11 FEET TO A POINT; THENCE, SOUTH 5 DEGREES 50' 00" WEST 200.12 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 5,145 SQUARE FEET, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO STEVEN W. RISNER AND WIFE, MARY KAY RISNER BY DEED FROM PHILHALL CORPORATION AS OF RECORD IN BOOK 6071, PAGE 712, SAID REGISTER'S OFFICE.

THE GRANTEES HEREIN ASSUME AND PROMISE TO PAY AN OBLIGATION EVIDENCED BY AN INSTRUMENT OF RECORD IN FAVOR OF WACHOVIA MORTGAGE COMPANY.

THE ESCROW ACCOUNT AS IT RELATES TO THIS PROPERTY IS HEREBY TRANSFERRED TO THE GRANTEES, AS IS THE HAZARD INSURANCE.

unimproved ( )
This is improved (X) property, known as 3112 JUSTIN TOWNE COURT (House Number) (Street)
ANTIOCH, TENNESSEE 37013 (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 21st day of FEBRUARY, 19 86.

X _____ STEVEN W. RISNER

X Mary Kay Risner MARY KAY RISNER

PREPARED FROM INFORMATION AND DOCUMENTS PROVIDED BY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK S818 PAGE 913

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named STEVEN W. RISNER AND WIFE MARY KAY RISNER

the bargainor , with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, TENNESSEE, this 21st day of FEBRUARY, 19 86.

My commission expires 1-19-88 Notary Public Diane Crowell

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be the and respectively of , the within named bargainor, a corporation, and that as such and , executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as and attesting the same by the said as .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 49,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

John Robert Bell Jr.

Sworn to and subscribed before me
this 19th day of FEBRUARY, 19 86.

My commission expires 10/19/86 Notary Public Diane Crowell

This instrument was prepared by:

WILLIAM G. TRABER, ATTORNEY	107 DONELSON PIKE	NASHVILLE, TENNESSEE 37214C
Name		Address

WARRANTY DEED

FROM

STEVEN W. RISNER ET UX

TO

MARY ANNE TIBBS, UNMARRIED

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6818 PG: 917

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

45000.00- CAMT
127.40 CSTFS
.60 PRFEE
6.00 WDEED
CHECK 133.30-
8869A04/02/66 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88002

IDENTIFICATION REFERENCE

APR 2 9 15 AM '06

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 233051