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This Instrument Prepared by:
Gayle T. Moyer, Attorney at Law
City Hall Mall
Franklin, TN 37064

Field Book 0H20055
Map and Parcel No. 145-11-28

Sent Tax Statements To:
Dennis R. Monroe
1101 Stonewall Jackson
Nashville, TN 37220

Name/Address New Owner:
SAME

Name of Mortgagee:
Williamson County Bank

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, DWIGHT S. WOESSNER and wife, GEORGEANNE M. WOESSNER, have bargained and sold and by these presents do transfer and convey unto DENNIS R. MONROE and wife, SHARON K. MONROE, their heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 20 on the plan of Granny White Park, of record in Book 3700, page 72, Register's Office for said County, and described as follows:

Beginning at a point in the westerly margin of the cul-de-sac at the terminus of Stonewall Jackson Court, said point being the common front corner of Lots 15 and 20, on said plan; thence, with the line between said Lots 15 and 20 westwardly 265.5 feet to a point, said point being the common corner of Lots 14, 15, 20, and 21, on said plan; thence, with the line between Lots 20 and 21 southwardly 179.3 feet to a point, said point being the common southerly rear corner of Lots 20 and 21; thence, south 86 degrees 7' E. 216.5 feet to a point; thence, north 86 degrees 31' E. 110.0 feet to a point, said point being the common southerly corner of Lot 20 and a parcel marked "Reserved" on said plan; thence with the line between Lot 20 and said "Reserved" parcel northwardly 71.5 feet to a point in the southerly margin of the cul-de-sac at the terminus of Stonewall Jackson Court; thence, with said Court northwestward around a curve 95.7 feet to the point of beginning.

Being the same property conveyed to Dwight S. Woessner and wife, Georgeanne M. Woessner by deed from Paul M. Hurley and Marilyn S. Hurley Gattis, of record in Book 5894, page 580, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND WE DO COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 1986 Davidson County taxes are a lien but are not yet due and payable. These taxes have been prorated between the parties as of the date of this instrument, with Grantees' assuming responsibility for payment of same.

2. Restrictive covenants of record in Book 4025, page 341, Register's Office of Davidson County, Tennessee.

3. Plan of Granny White Park, of record in Book 3700, page 72, Register's Office of Davidson County, Tennessee, which shows a 75 foot minimum building setback

line from the cul-de-sac at the terminus of Stonewall Jackson Court, a 10-foot easement for public utility and drainage purposes along the southerly line of said lot, and 2.5 feet X 25 feet utility anchor easements located on both fron corners of said lots.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 31st day of July, 1986.

DWIGHT S. WOESSNER

GEORGEANNE M. WOESSNER

STATE OF TENNESSEE
COUNTY OF WILLAMSON

Personally appeared before me, Gayle D. Mayo, a Notary Public in and for said County and State, the within named DWIGHT S. WOESSNER and wife, GEORGEANNE M. WOESSNER, 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 instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 31st day of July, 1986.

My Commission Expires:
5-20-87

Gayle D. Mayo
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $250,000.00

Affiant

Sworn to and subscribed before me on this the 31st day of July, 1986.

My Commission Expires:
5-20-87

Gayle D. Mayo
Notary Public

GAYLE D. MAYO NOTARY PUBLIC WILLIAMSON

27560

IDENTIFICATION REFERENCE

Aug 4 8 21 AM '86

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

MAIL ENV

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
			250000.00-	CAMT.
			700.00	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	706.50-
			5430AC8/04/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27560

IDENTIFICATION

Aug 4 8 21 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 278627