This instrument prepared by: Ballew & Freeman, Attorneys-at-Law
P.O. Box 1368
Madison, TN. 37116

WARRANTY DEED BOOK 6972 PAGE 145

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John S. Van Mater et ux (NAME)	Lovell and Malone, Inc. (NAME)	43-6-284
557 Singer Drive (STREET ADDRESS OR ROUTE NUMBER)	404 James Robertson Parkway (STREET ADDRESS)	
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO|100---------- $10.00---------- *Dollars,* cash in hand paid by the grantees hereinafter named, and other good and valuable consideration, receipt of which is hereby acknowledged, including the assumption by the grantees of an indebtedness of record in Book 4561, page 126, Register's Office for Davidson County, Tennessee, executed by Loy O. Carney and wife, Pearl L. Carney securing the payment of $18,000.00 to Lovell and Malone, Inc.

BUDDY LANDON AND WIFE, JANIS L. LANDON

have this day bargained and sold, and do hereby transfer and convey unto the said JOHN S. VAN MATER AND WIFE, BRIDGET M. VAN MATER

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot #163 on the Plan of MADISON PARK, SECTION VII, of record in Book 4300, page 84, Register's Office for Davidson County, Tennessee.

Said Lot #163 fronts 74.40 feet on the northerly side of Singer Drive and extends back 118.9 feet on its easterly line and 136.1 feet on its westerly line to a dead line, which is a broken line, measuring 59.4 feet thereon.

Being the same property conveyed to Buddy Landon and wife, Janis L. Landon by deed from Loy O. Carney and wife, and Charles L. Carney and wife, of record in Book 5591, page 209, Register's Office for Davidson County, Tennessee, as re-recorded in Book 5597, page 128, said Register's Office.

3971 8

IDENTIFICATION REFERENCE

SEP 8 1 22 PM '86

R.O.D. DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 56,000.00

Subscribed and sworn to before me this the 5th *day of* September *19* 86

My commission expires: 7/18/87 *(Affix Seal)*

Affiant John S. Van Mater

Notary Public Floyd W. Pate

NOTARY PUBLIC DAVIDSON COUNTY

unimproved ( )
This is improved (X) property, known as 557 Singer Drive, Madison, TN. 37115 *(House Number) (Street) P.O. Address: (City or Town)*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for the above mortgage, and current years taxes, prorated and assumed by buyers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 5th *day of* September *, 19* 86 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

BUDDY LANDON

JANIS L. LANDON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Buddy Landon and wife, Janis L. Landon

the within named bargainor s, *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 Madison, Tennessee, *this* 5th *day of* September, *19* 86.

Lloyd W. Potter
Notary Public

Commission expires July 18, 1987

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public 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* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____.

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

_____*Notary Public*

Commission expires _____

WARRANTY DEED

FROM
BUDDY LANDON AND WIFE, JANIS L. LANDON

TO
JOHN S. VAN MATER AND WIFE, BRIDGET M. VAN MATER

G60383

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

This instrument prepared by: Ballew & Freeman, Attorneys-at-Law

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

56000.00- CAMT.
156.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 163.30-
9237409/08/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39718

IDENTIFICATION REFERENCE

SEP 8 1 22 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 292116