NAME AND ADDRESS OF NEW OWNER:

Lucian D. Wirt, II
5154 Hunters Point Lane
Hermitage, Tn 37076

SEND TAX NOTICES TO:

Mortgage Corp of the South
P.O. Box 10126
Birmingham, AL 35202

THIS INSTRUMENT PREPARED BY:

George H. White, P.C.
Attorney at Law
201 West Main St., Suite 202
Murfreesboro, Tennessee 37130

Map 98-5
Par 125 Ja

STATE OF TENNESSEE)
ss.
COUNTY OF DAVIDSON)

BOOK 7011 PAGE 907

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, the undersigned, LUCIAN D. WIRT and wife, BARBARA WIRT, have this day bargained and sold and do hereby transfer and convey unto LUCIAN D. WIRT, II, his heirs and assigns, forever, that certain parcel of real estate situated and located in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

> Being Lot No. 26B on the zone lot plan of Lots 26 and 40, Hunters Point Subdivision of record in Plat Book 6250, page 510, of the Register's Office of Davidson County, Tennessee, to which plan reference is here made for more complete details of location and description of said lot.
>
> Being the same property conveyed to Lucian D. Wirt by deed from C. Wayne Oakes and Lucian D. Wirt of record in Book 6783, page 211, of the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to all limitations, restrictions, and encumbrances appearing of record in said Register's Office.
>
> This is improved property known as 5154 Hunters Point, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, his heirs and assigns, forever.

We covenant with the said grantee that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same, and that it is unencumbered except by lien of the 1986 real property taxes, which taxes are being prorated between the parties herein.

We further covenant and bind ourselves, our heirs and representatives, to forever warrant and defend the title to the said real estate unto the said grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS on this 14th day of October, 1986.

Lucian D. Wirt
LUCIAN D. WIRT

Barbara Wirt
BARBARA WIRT

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

BOOK 7011 PAGE 908

On this 14th day of October, 1986, before me personally appeared LUCIAN D. WIRT and wife, BARBARA WIRT, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing (WARRANTY DEED) instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS MY HAND and official seal at office in Smyrna, Tennessee, on this 14th day of October, 1986.

Lynn D. Vaughn
NOTARY PUBLIC

My Commission Expires: 6-4-90.

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $ 45,500, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Lucian D. Wirt II
AFFIANT

Sworn to and subscribed before me on this 14th day of October, 1986.

Lynn D. Vaughn
NOTARY PUBLIC

My Commission Expires: 6-4-90.

FILED
Oct 16 2 44 PM '86
REGISTER OF DEEDS
RUTHERFORD COUNTY, TENN.

IDENTIFICATION

53726

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7011 PAGE 909

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 COTAX
.50 PRFEE
6.00 WDEED
CHECK 133.90-
5204AIC/10/6/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5372D

IDENTIFICATION

OCT 16 2 44 PM '86

No. 01423