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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON ~~XXXXXXX~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF December, 19 86

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

4.50 27

THIS INSTRUMENT WAS PREPARED BY
Montgomery & Associates 215 Centerview Dr. Suite 150, Brentwood, TN 37027
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Herb Rader (NAME)	Citizens and Southern Mortgage (NAME)	119-14-0
3008 Simmons Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 656 (STREET ADDRESS)	108.00
Nashville, TN. 37211 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30085-0656 (CITY) (STATE) (ZIP)	06DA 32771

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, Dawson H. Wimsatt and wife, Mary K. Wimsatt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Herb Rader and wife, Tanya W. Rader

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. 38 Block "A" on the Plan of Woodbine Courts of record in Book 1130, page 39, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Dawson H. Wimsatt and wife Mary K. Wimsatt by deed from H. Frank Tanquary, Jr., a single person of record in Book 4965, Page 175, Register's Office, Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

77.962

IDENTIFI REFERENCE

DEC 31 4 29 PM 1986

CLAY R. BYRON, JR. REGISTER
DAVIDSON COUNTY, TN

This is ~~unimproved~~ improved (X) property, known as 3008 Simmons Avenue, Nashville, TN. 37211
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 their hand s this 24th day of December, 19 86

Dawson H. Wimsatt

Mary K. Wimsatt

STATE OF TENNESSEE
Davidson County
Williamson

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Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Dawson H. Wimsatt and wife, Mary K. Wimsatt

the bargainor S, 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 24th day of December 19 96

Commission expires [illegible]

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

WARRANTY DEED

FROM

Dawson H. Wimsatt and wife, Mary K. Wimsatt

TO

William Herb Rader and wife, Tanya W. Rader

[illegible] COUNTY, CRAWFORD, [illegible]

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

[illegible]
[illegible]
.50 [illegible]
6.00 [illegible]
[illegible] 157.00
[illegible] .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 7 9 6 2

IDENTIFICATION REFERENCE

DEC 30 4 29 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 28323