This Instrument Prepared From Documents and Information Provided By the Parties, By:
JOHN T. GWIN, ATTORNEY AT LAW
225 Lebanon Road
P. O. Box 425
Mt. Juliet, TN 37122

BOOK 7091 PAGE 292

Mail

ADDRESS NEW OWNER:
CHERYL A. ROWE
5016 McMurray Court
Nashville, Tennessee

SEND TAX BILLS:
Mortgagee

MORTGAGEE:
Mid-States Mortgage Corporation
24901 Northwestern
Southfield, Michigan 48075

MAP AND PARCEL:
Map 147-15
Parcel 75
06DU-16574

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, including the assumption of the outstanding mortgage indebtedness by Grantee, the receipt of which is hereby acknowledged, we, **DONALD W. COMSTOCK and wife, MARGARET F. COMSTOCK**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **CHERYL A. ROWE**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 120 on the Plan of Whispering Hills, Section One, as of record in Plat Book 2331, page 84, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.
>
> Being the same property conveyed to Donald W. Comstock by deed from Samuel R. Pierce, Jr., Secretary of Housing and Urban Development, of Washington, D.C., dated May 20, 1983, as of record in Book 6063, page 296, Register's Office for Davidson County, Tennessee.

This is improved property known as 542 Whispering Hills Drive, Nashville, Tennessee 37211.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal.

As a portion of the consideration for this conveyance, Grantee herein assumes and promises to pay that certain first mortgage indebtedness of record in Book 6530, page 214, Register's Office for Davidson County, Tennessee. The escrow account as it relates to this property is transferred to Grantee, as is the hazard insurance.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said CHERYL A. ROWE, her heirs and assigns, forever; and we, DONALD W. COMSTOCK and wife, MARGARET F. COMSTOCK do covenant with the said Grantee 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 Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 31st day of December, 1986.

Donald W. Comstock
DONALD W. COMSTOCK

Margaret F. Comstock
MARGARET F. COMSTOCK

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named DONALD W. COMSTOCK and wife, MARGARET F. COMSTOCK, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 31st day of December, 1986.

Patricia M. Gwin
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 4-2-89

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $58,000.00.

Henry J Williams
AFFIANT

Subscribed and sworn to before me this 31st day of December, 1986.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 4-2-89

PATRICIA M. GWIN NOTARY PUBLIC STATE OF TENNESSEE

78859

IDENTIFICATION REFERENCE

DEC 31 5 17 PM '86

FELIA Z. WILSON REGISTER
DAVIDSON COUNTY, TN

This instrument prepared by: Charles Friddell
P. O. Box 3046

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
			500 S.C- CANT,	
			168.40 COTAX	
			.50 PRFE	
			6.00 MRT	
			CHECK	160.90-V
3720R10/31/86			BAL	.0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7859

IDENTIFI REFERENCE

DEC 31 5 17 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No 29387