FILE BOX "7" FILE NO. 20895

BOOK 7151 PAGE 628

FORM NO WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICH EVER IS GREATER, FOR THIS TRANSFER IS $ 64,900.00

X Rhonda L. Hite
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF FEBRUARY, 19 87

Notary Public

MY COMMISSION EXPIRES: 1-10-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT S. HITE et ux	FIRST WACHOVIA MORTGAGE COMPANY	MAP 86-10
(NAME)	(NAME)	
5529 Clovercrest Dr.	P. O. Box 3174	PARCEL 42
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Brentwood TN 37027	Winston-Salem, North Carolina 27102	4D-02103
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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 STEPHEN M. KREAL et ux SUSAN D. KREAL,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT S. HITE et ux RHONDA L. HITE,

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:

LAND in Davidson County, Tennessee, being Lot No. 17 on the Plan of Chapelwood Subdivision, Section 2, as of record in Book 5200, Page 83, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Stephen M. Kreal and wife, Susan D. Kreal by deed from Rodney B. Read and wife, Janet Read, of record in Book 5912, page 911, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to COMMERCE UNION BANK, of record in Book 5503, page 683, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. SAID LOAN NOW BEING WITH WACHOVIA MORTGAGE COMPANY.

This is improved property known as XX 3513-3515 Magnum Drive, Hermitage, Tennessee 37076
House Number Street P.O. Address

THE GRANTEES ACCEPT THIS CONVEYANCE SUBJECT TO ALL RESTRICTIONS, EASEMENTS, BUILDING AND ZONING ORDINANCES AND AGREEMENTS AFFECTING REAL ESTATE AS SHOWN OF RECORD, TO ALL LEGAL HIGHWAYS, AND TO ALL TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE, WHICH THE GRANTEES ASSUME AND AGREE TO PAY AS PART OF THE CONSIDERATION HEREOF. THE GRANTORS COVENANT WITH THE GRANTEES THAT THEY ARE LAWFULLY SEIZED AND POSSESSED OF SAID REAL ESTATE; THAT THEY HAVE A GOOD RIGHT TO CONVEY IT; THAT THE SAME IS UNENCUMBERED, EXCEPT AS HEREIN SET FORTH; AND THAT THEY WILL WARRANT AND FOREVER DEFEND THE TITLE TO SAID REAL ESTATE AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER, EXCEPT AS HEREIN SET FORTH.

Witness our hand s this 25th day of February, 19 87

X Stephen M. Kreal
STEPHEN M. KREAL

X Susan D. Kreal
SUSAN D. KREAL

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named STEPHEN M. KREAL et ux SUSAN D. KREAL,

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 official seal at Nashville, Tennessee, this 25th day of February, 1987.

Commission Expires 1-10-89

Janet D. Davis
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
STEPHEN M. KREAL et ux

TO
ROBERT S. HITE et ux

98667

IDENTIFICATION REFERENCE

FILED
MAR 2 9 33 AM '87

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7151 PAGE 630

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

6490 [illegible] CAPT
[illegible] COTAX
[illegible] PRF
[illegible] WD
CK # 1902
[illegible] BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.8.6.6.7.

IDENTIFI REFERENCE

MAR 2 [illegible] AM '87

No.51253