BOOK 7263 PAGE 391

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,176.91

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF June 19 87

Notary Public

MY COMMISSION EXPIRES: 1/10/89
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW
1187 VULTEE BOULEVARD - NASHVILLE, TENNESSEE 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: (Mortgage Company)	MAP-PARCEL NUMBERS
Roger DeShone	TROY & NICHOLS, INC.	MAP 150-5
(NAME)	(NAME)	
2944 Mossdale Drive	P.O. Box 4025	PARCEL 280
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Monroe, LA 71211-4025	2D-41261
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, James C. Wardrop, Jr. and wife, Terri Diane Williams Wardrop

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roger DeShone and wife, Catherine DeShone

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. 276 on the plan of Section 7, Cherry Hills, of record in Book 4660, page 49, Register's Office for said County.

Said Lot No. 276 fronts 78.11 feet on the northeasterly margin of Mossdale Drive and extends back 167.00 feet on the northwesterly line and 160.65 feet on the southeasterly line to a broken line in the rear, measuring 91.79 feet thereon.

Being the same property conveyed to James C. Wardrop, Jr. and wife, Terri Diane Williams Wardrop by deed from James Robert Davis and wife, Cathy G. Davis of record in Book 6707, page 669, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to Restrictive Covenants of record in Book 4728, page 116 Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by James C. Wardrop, Jr. and wife, Terri Diane Williams Wardrop to Tommie J. Ferguson, Trustee for Troy & Nichols, Inc., dated November 6, 1985, with an approximate unpaid principal balance of $76,876.91, of record in Book 6707, page 672, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

unimproved ( )
This is improved (X) property, known as: 2944 Mossdale Drive, Antioch, Tennessee 37013
(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 our hand s this 9th day of June, 1987.

James C. Wardrop, Jr.

Terri Diane Williams Wardrop

RECEIVED FOR RECORD
DAVIDSON COUNTY, TN.
REGISTER'S OFFICE
JUN 10 3 13 AM '87

DEED TAX
4 87
6.5.

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James C. Wardrop, Jr. and wife, Terri Diane Williams Wardrop

the 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 Nashville, Tennessee, this 9th day of June 19 87

Commission expires 1/10/89

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who

his oath / himself

upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute 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
James C. Wardrop, Jr. and wife, Terri Diane Williams Wardrop

TO
Roger DeShone and wife, Catherine DeShone

RETURN TO:
CUMBERLAND TITLE COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY - AT - LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			87176.91-	CAPT.
			244.16	CSTAX
			.50	PRFEE
			6.00	WDE-D
			CHECK	250.66-
			7146A06/10/87 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3456

IDENTIFT REFERENCE

JUN 10 8 13 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 91481