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BOOK 7760 PAGE 929

THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
225 Lebanon Road - Box 425
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Charles Michael Roelofsz
529 Michele Drive
Antioch, TN 37013

MORTGAGEE:
1st - First Wachovia Mtg.
P. O. Box 3174
Winston-Salem, NC 27102
2nd - Murray L. Dickerson
404 Bayway Court N. W.
Point Richy, Florida 34652

SEND TAX BILLS:
-Mortgagee-

MAP-PARCEL:
Map & Parcel No. 86-10-45
Field Book No. 4D-2095

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Robert F. Langford and wife, Linda J. Langford,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Charles Michael Roelofsz and wife, Judy K. Roelofsz,** 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:

A tract or parcel of land located in the Second Civil District of Davidson County, Tennessee, being Lot No. 73 on the Plan of Chapelwood, Section 2 as of record in Plat Book 5200, page 83, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.

Being the same property conveyed to Robert F. Langford and wife, Linda J. Langford by virtue of deed from Murray L. Dickerson and wife, Helen B. Dickerson as of record in Book 6776, page 281, 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 the first mortgage Deed of Trust to Commerce Union Bank of record in Book 5512, page 866, Register's Office for Davidson County, Tennessee, and also the unpaid balance of the second mortgage Deed of Trust to Murray L. Dickerson and wife, Helen B. Dickerson of record in Book 6776, page 284, said Register's Office, and also that the escrow account in connection with the aforesaid mortgage is hereby transferred to the said Grantees.

This is improved property known as 4101 - 4103 Hunting Drive, Hermitage, Tennessee, 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 5333, page 315; Book 6234, page 193; and easements, covenants and conditions as shown on the Plan of record in Book 5200, page 83, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 hands this 23rd day of January, 1989.

ROBERT F. LANGFORD

LINDA J. LANGFORD

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert F. Langford and wife, Linda J. Langford,** 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 23rd day of January, 1989.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 6-18-90

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is $ 60,385.76

Charles M. Ball
AFFIANT

Subscribed and sworn to before me this 23rd day of January, 1989.

Michelle H. Crissie
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 6-18-90

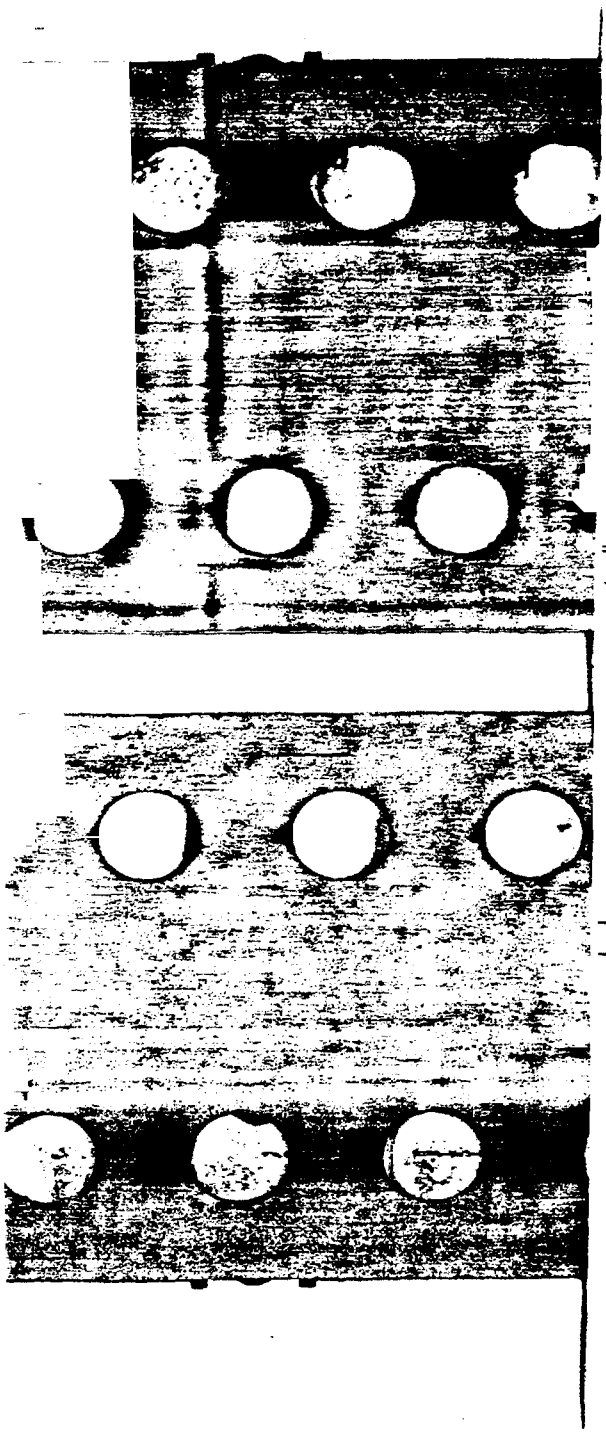
04983

IDENTIFICATION REFERENCE

JAN 30 1 26 PM '89

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

0434 01/30 0101 03CHECK 208.82



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

CAMT	60385.76
CON TX	199.32
PRFEE	0.50
WDEED	9.00
TOTAL	208.82
CHECK	208.82

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/30/89 01 13:28 0001 0434

04983

JAN 30 1:24 PM '89

FELIX Z. WILSON, II REGISTER DAVIDSON COUNTY, TN

No. 177032