**THIS INSTRUMENT PREPARED BY:**

WATTS, UNDERWOOD & RUBENFELD, ATTORNEYS
2000 Richard Jones Road, Suite 150
Nashville, Tennessee 37215

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this, transfer is $82,467.88.

Nancy Cathryn Jackman
Affiant

Subscribed and sworn to before this 30th day of November, 1990.

Notary Public

My Commission Expires: 4-22-94

| Address New Owner: | Send Tax Bills to: | Map/Parcel Nos. |
|---|---|---|
| NANCY CATHRYN JACKMAN<br>4711 Abbay Drive<br>Nashville, Tennessee 37211 | NATIONAL MORTGAGE CO.<br>4041 Knight Arnold Road<br>Memphis, Tennessee<br>38118 | MAP 133-14<br>PARCEL 17<br>06DU 25075 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY TWO THOUSAND FOUR HUNDRED SIXTY SEVEN AND 88/100 DOLLARS ($82,467.88), paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, **ROGER L. WAYSON and wife, WENDY L. MORSBACH WAYSON,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **NANCY CATHRYN JACKMAN, unmarried,** 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:

BEING Lot No. 74 on the Plan of Abbay Hall, Section I, of record in Book 2331, page 18, Register's Office for Davidson County, Tennessee.

SAID Lot No. 74, situated on the northwesterly corner of Abbay Drive and Elaine Drive, fronts 100.0 feet on the westerly margin of Abbay Drive and 101.0 feet on the northerly margin of Elaine Drive, said frontage being joined by a curve having a length of 39.9 feet and a radius of 25.0 feet. Said lot extends back 125.0 feet on the northerly side from Abbay Drive and 122.5 feet on the westerly side from Elaine Drive.

BEING the same property conveyed to Roger L. Wayson and Wendy L. Morsbach, both unmarried, as tenants in common with right of survivorship, by deed from James Hugh Segars, Jr. and wife, Susan Nelson Segars, of record in Book 7362, page 773, Register's Office for Davidson County, Tennessee; the said Roger L. Wayson and Wendy L. Morsbach having since married.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of trust in favor of First American National Bank of Nashville of record in Book 7362, page 776, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee.

This is improved property known as 4711 Abbay Drive, Nashville, Tennessee 37211.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the

appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever; and we 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF we have hereunto set our hands on this the 30th day of November, 1990.

Roger L Wayson
ROGER L. WAYSON

Wendy L Morsbach Wayson
WENDY L. MORSBACH WAYSON

**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 ROGER L. WAYSON and wife, WENDY L. MORSBACH WAYSON 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 this 30th day of November, 1990.

Notary Public

My Commission Expires:

2-Sept 94

5842 12/04 0101 03CHECK 279.25

76777

IDENTIF. TREFERENCE

DEC 4 9 01 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 8248 PAGE 675

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|
| | | | | |

CAMT 82467.88
CON TX 272.25
PRFEE 1.00
MDEED 6.00
TOTAL 279.25
CHECK 279.25

12/04/90 01 09:01 0001 5842

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

76777

IDENTIF. REFERENCE

DEC 4 9 01 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 378314