Send Tax Notices to:
New Owner:
Ms. Carol J. Wachter
604 North Graycroft
Madison, TN 37115

Map No. 42-15
Parcel 10

BOOK 8511 PAGE 413

THIS DEED OF CONVEYANCE, executed and delivered by **JAMES H. WACHTER**, an unmarried person, hereinafter called the Grantor, to **CAROL J. WACHTER**, hereinafter called the Grantee;

WITNESSETH: That, for the consideration of **ONE AND NO/100 ($1.00) DOLLAR**, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, the said Grantor, have this day bargained and sold and do by these presents hereby sell, transfer and convey to the said Grantee, heirs and assigns, all of my right, title and interest in and to the following described property in the 11th Civil District of Davidson County, Tennessee, to-wit:

Land in the 11th Civil District of Davidson County, Tennessee, being part of an unnumbered tract lying west of Tract "C" on the unrecorded plan of Marthonna, and described as follows:

Beginning at a point in the easterly margin of Graycroft Road, the southwest corner of the property conveyed to Edwin Morton Carter, Jr., and wife by deed from James O. Jones and wife, as of record in Book 2695, page 501, Register's Office for said County; thence eastwardly with the southerly line of said Carter property 268 feet, more or less, to a point in the westerly line of Block "C" on an unrecorded Map of Marthonna; thence with the westerly line of said Block southerly 100 feet to a point, the northeast corner of the property conveyed to John E. Huffine and wife, by deed from George P. Howell, et al, as of record in Book 2643, page 135, said Register's Office, and by deed of correction of record in Book 2742, page 224, said Register's Office; thence with the northerly line of said Huffine property westwardly 269.1 feet, more or less, to a point in the easterly margin of said Graycroft Road; thence with the margin of the same, northerly 100 feet to the point of beginning, and being the same property conveyed to James H. Wachter and wife, Carol J. Wachter, by Charles R. James, in a deed of record in Book 4270, page 630, Register's Office for Davidson County, Tennessee. The said Carol J. Wachter and James H. Wachter were divorced by Final Decree granted by the Probate Court for Davidson County, Tennessee, on July 24, 1991, Case No. 90D-3960, of record in Minute Book 62C, Page 2068, and in the Marital Dissolution Agreement, the Husband, James Henry Wachter, agreed to transfer any and all interest in said property to Wife, Carol Joyce Wachter, in fee simple.

This instrument was prepared by
S. L. SWANN
ATTORNEY AT LAW
Springfield, Tennessee
S. L. Swann

PICK-UP

MORTGAGEE, IF ANY_____

DEC 19 11 35 AM '91

REGISTER'S OFFICE

7.0 6.4 8.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining unto the said Grantee, heirs and assigns. The Grantor covenants with the said Grantee, heirs and assigns: (1) That he is lawfully seized in fee of an interest in said premises; (2) That he has a good and perfect right to make this conveyance; and (3) That said premises are unincumbered; and (4) That he will warrant and defend the title in and to said land against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my signature this the 15th day of December , 1991.

James H. Wachter

JAMES H. WACHTER

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 H. WACHTER**, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes contained therein.

Witness my hand and seal of office, this the 15th day of December, 1991, at Madison, Tennessee.

Thora Traylor

NOTARY PUBLIC

My commission expires: 10/16/94.

STATE OF TENNESSEE

3934 12/19 0101 01CASH 6.00

COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $-0- Divorce Settlement which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me, this_____day of December, 1991.

REGISTER