File Box #29

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,659.76

Patricia J. Wissel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF October, 98

Angie Robertson
Notary Public

MY COMMISSION EXPIRES: 1-22-95

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael F. Wissel (NAME)	NationsBanc Mortgage Corporation (NAME)	MAP 98-5
501 Newcastle Lane (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 353 (STREET ADDRESS)	PARCEL 90
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Louisville, KY 40201-0353 (CITY) (STATE) (ZIP)	4D-16 188

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, Kent F. Gearin and wife, Mary Ann Gearin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael F. Wissel and wife, Patricia J. Wissel

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. 214 on the Plan of Lake Park Subdivision, Section 7, as of record in Book 4860, page 114, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Kent F. Gearin and wife, Mary Ann Gearin by deed from J. W. Stonebraker, Jr. and wife, Bonnie Marie Stonebraker, filed of record in Book 7045, page 208, 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 of record in Book 7045, page 211, of the Register's Office for Davidson County, Tennessee, which the grantee(s) herein hereby assume(s) and agree(s) to pay.

This conveyance is subject to any and all existing easement, restrictions and building setback lines of record.

x 501 Newcastle Lane, Hermitage, TN 37076

unimproved
This is improved , property, known as
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

x

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 7th day of October, 1998

Kent F. Gearin — Mary Ann Gearin

Kent F. Gearin — Mary Ann Gearin

STATE OF TENNESSEE
County of Davidson

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Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named Kent F. Gearin and wife, Mary Ann Gearin

(or proved to me on the basis of satisfactory evidence)

the bargainor__s__, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 7th day of October 19 92

Commission expires 1-22-95

Angela Robertson
Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted* and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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 _____

*(or proved to me on the basis of satisfactory evidence)

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

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Kent F. Gearin and wife, Mary Ann Gearin

TO

Michael F. Wissel and wife, Patricia J. Wissel

Return to:

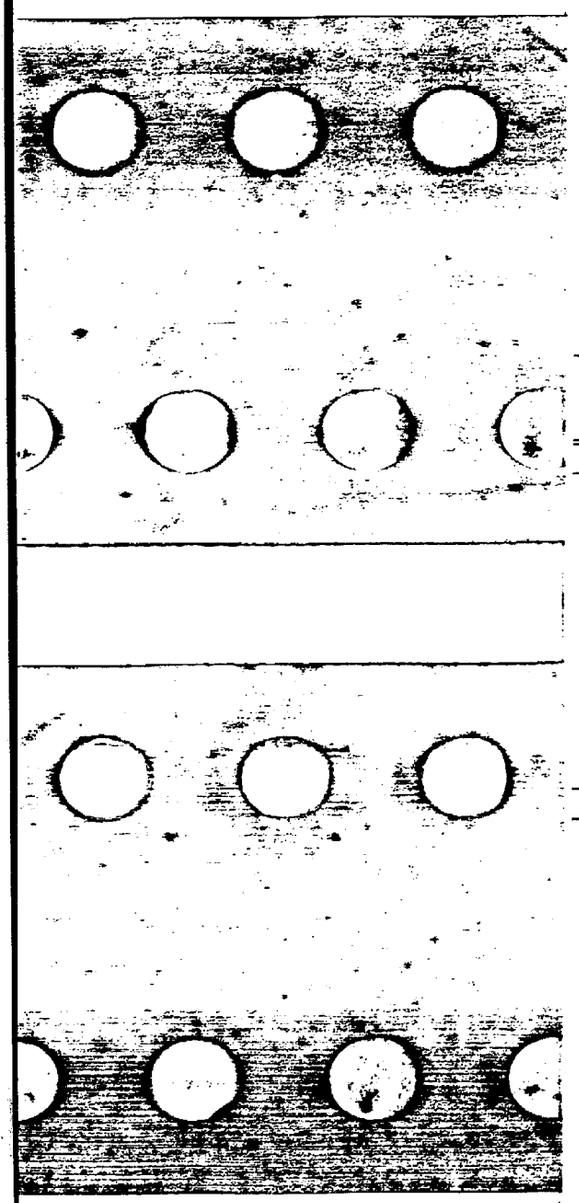
PRIORITY ESCROW SERVICES INC.
51 Century Boulevard
Suite 110
Nashville, TN 37214

IDENTIFICATION REFERENCE

5.6.5.2.0

FILED
Oct 20 1 33 PM '92
CLIFF WILSON II REGISTER
DAVIDSON COUNTY, TN

2593 10/20 0101 03CHECK 303.89



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 79659.76
				CON TX 294.89
				PRFEE 1.00
				WDEED 8.00
				TOTAL 303.89
				CHECK 303.89
10/20/92	01			13:34 0001 2593

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56520

IDENTIFICATION REFERENCE

OCT 20 1 33 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 582056