This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
2542 North Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

BOOK 8805 PAGE 211

ADDRESS NEW OWNER:
Blaine Allen Neltner and Donna Kay Neltner
4725 Cascade Drive
Old Hickory, Tennessee 37138

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
1st: Sears Mortgage Corporation
2205 Enterprise Drive, Suite 501
Westchester, Illinois 60154

2nd: Douglas Allen Woody, Jr., et ux
908 Caves Spring Road
Lebanon, Tennessee 37087

MAP AND PARCEL:

Map	65
Group	13
Parcel	45

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, **Douglas Allen Woody Jr. and wife, Susan Faye Woody**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Blaine Allen Neltner and wife, Donna Kay Neltner**, 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. 308 on the Plan of Sherwood Forest, Section 4, of record in Book 4460, pages 182 and 183, Register's Office for said County, to which Plan reference is hereby made for a more complete description of said lot.
>
> This is the same description as the prior deed of record.
>
> Being the same property conveyed to Douglas Allen Woody Jr. and wife, Susan Faye Woody by deed from Income Properties, Inc. , dated October 18, 1990, as of record in Book 8224, page 688, Register's Office for Davidson County, Tennessee.

This is improved property known as 4725 Cascade Drive, Old Hickory, TN 37138.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to restrictive covenants affecting the property herein conveyed, as evidenced by an instrument of record in Book 4704, page 448, Register's Office for Davidson County, Tennessee, to which instrument reference is here made.

This conveyance is also made subject to a driveway easement, in favor of the adjoining property owner(s), evidenced by an instrument of record in Book 6162, page 183, Register's Office for Davidson County, Tennessee, to which instrument reference is here made.

This conveyance is further made subject to all of those facts, conditions and limitations shown upon the Plat of record in Plat Book 4460, pages 182 and 183, said Register's Office, including but not limited to a 30 foot minimum building setback line from Cascade Drive; and a 10 foot easement for public utilities and drainage along the rear line(s) of said property.

Real property taxes for 1992 have been settled between the parties, and are the responsibility of Grantees.

As a portion of the consideration for this conveyance, as evidenced by Grantees' acceptance of this deed, Grantees herein assume and promise to pay as due, and Grantees agree to indemnify and hold Grantors harmless from any further or future liability associated with, the existing first mortgage indebtedness on the subject property owed to Douglas Allen Woody, Jr. and wife, Susan Faye Woody, commencing with the payment due on December 1, 1992, and which mortgage indebtedness is evidenced by an instrument of record in Book 6872, page 437, Register's Office for Davidson County, Tennessee. The escrow account relating to the loan being assumed is transferred to the Grantees, as is the hazard insurance.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Blaine Allen Neltner and wife, Donna Kay Neltner, their heirs and assigns, forever; and we, Douglas Allen Woody Jr. and wife, Susan Faye Woody, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 2nd day of December, 1992.

Douglas Allen Woody Jr.

Susan Faye Woody

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Douglas Allen Woody Jr. and wife, Susan Faye Woody**, 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 2nd day of December, 1992.

Patricia M. Sievers
NOTARY PUBLIC

PATRICIA M. SIEVERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: March 13, 1993

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 68,000.00.

Donna Kay Walters
AFFIANT

Subscribed and sworn to before me
this 2nd day of December, 1992.

Patricia M. Sievers
NOTARY PUBLIC
My Commission Expires: March 13, 1993

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

7.0828.

IDENTIFICATION REFERENCE

DEC 4 12 39 PM '92

WILSON COUNTY, TN
DAVIDSON COUNTY, TN

8396 12/04 0101 03CHECK 264.60

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8805 PAGE 214

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 68000.00
				CON TX 251.60
				PRFEE 1.00
				WDEED 12.00
				TOTAL 264.60
				CHECK 264.60
12/04/92	01			12:37 0001 8396

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.0828.

IDENTIFICATION REFERENCE

DEC 4 12 39 PM '92

FELIX Z WILSON II REG ST
DAVIDSON COUNTY, TN

No. 597644