File Box 51-A

BOOK 9708 PG 738

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Roger W. Wiemers and Paula K. Wiemers
5312 Wessex Drive
Nashville, Tennessee 37211

SEND TAX BILL:
To Owners

MAP AND PARCEL:
MAP 162-050
PARCEL 35
5DU-39166

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, James M. Thweatt and wife, Sue J. Thweatt hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Roger W. Wiemers and wife, Paula K. Wiemers, as tenants by the entirety, 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:

> BEING Lot No. 54, on the Plan of Southwood Subdivision, of record in Plat Book 2663, Pages 125 and 126, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to James M. Thweatt and wife, Sue J. Thweatt, by deed from Gary L. Goddard and wife, Wanda Sue Goddard of record in Book 5192, Page 960, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 2904, Page 51, and such easements and setback lines of record in Plat Book 2663, Pages 125 and 126, said Register's Office.
Taxes for 1995 have been pro-rated and assumed by Grantee(s).

This is improved property known as 5312 Wessex Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Roger W. Wiemers and wife, Paula K. Wiemers, their heirs and assigns, forever; and we, James M. Thweatt and wife, Sue J. Thweatt 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 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 20th day of June, 1995.

James M. Thweatt

Sue J. Thweatt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James M. Thweatt and wife, Sue J. Thweatt 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 Nashville, Tennessee, this the 20th day of June, 1995.

NOTARY PUBLIC

My Commission Expires: My Commission Expires MAR. 23, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 91,919.00.

AFFIANT

Subscribed and sworn to before me this 20th day of June, 1995.

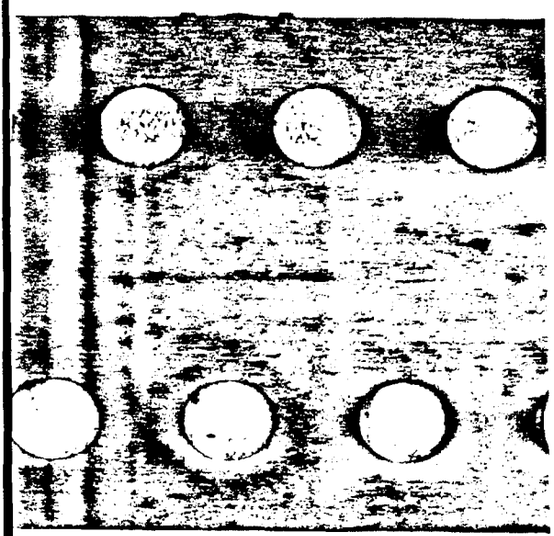
NOTARY PUBLIC
My Commission Expires:
My Commission Expires MAR. 23, 1996

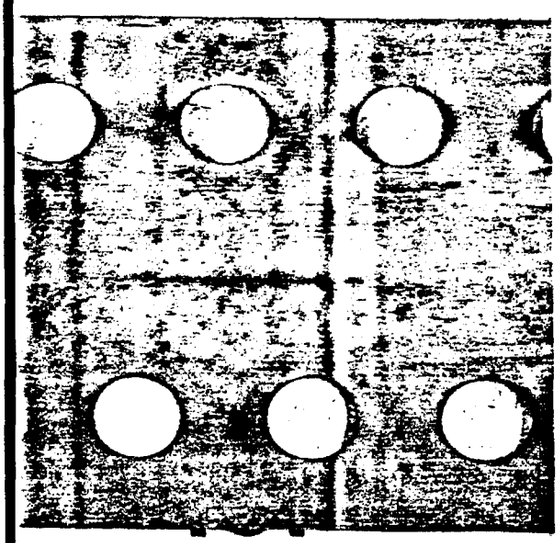
00722114
IDENTIF. & REFERENCE

95 JUN 21 PM 2:45
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

3626 06/21 0101 03CHECK 349.03





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

RECEIVED OF _____

FOR _____

BOOK 9708 PG 740

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 91919.00
CON TX 340.03
PRFEE 1.00
WDEED 8.00
TOTAL 349.03
CHECK 349.03

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/21/95 01 14:46 0001 3626

00722 14
IDENTIF. ↑ REFERENCE

95 JUN 21 PM 2:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 922837