29

BOOK 10311 PG 275

EVELYN D. WRIGHT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

STATE OF TENNESSEE 7280
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 215,000.00

Leon A. Deaderick, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December, 19 96.

Evelyn D. Wright
Notary Public

MY COMMISSION EXPIRES:

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
Leon A. Deaderick, Jr.	Source One Mortgage Services Corp	Map 42
(NAME)	(NAME)	
1076 Nesbitt Drive	27555 Farmington Road	Parcel 35
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37207	Farmington Hills, MI 48334-3357	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, James E. Wilson, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leon A. Deaderick, Jr. and wife, Marquentas S. Deaderick

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:

See exhibit A attached hereto and made a part hereof.

02616696
IDENTIFICATION REFERENCE
97 JAN -6 AM 10:11
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

This is improved property known as 1076 Nesbitt Drive, Nashville, TN 37207

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 sirgular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness his hand this 31st day of December, 19 96.

James E. Wilson
James E. Wilson

7280

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 E. Wilson, unmarried 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 therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of December, 19 96.

My commission expires _____

NOTARY PUBLIC AT LARGE — DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires SEPT. 23, 2000

File No.: 7280

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ATTACHMENT

Land in Davidson County, Tennessee, as shown on the Plan of James Wilson Property, of record in Book 6050, page 373, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point approximately 700 feet, more or less, from the intersection of Dickerson Road and Nesbitt Drive; thence North 519.61 feet to a point, being the northwest corner of this tract; thence East 113.68 feet to a point, being the northeast corner of this tract; thence South 513.90 feet to a point in the northerly margin of Nesbitt Drive; thence with said margin West 189.97 feet to the point of beginning.

BEING the same property conveyed to James E. Wilson, unmarried by deed from Carol F. Wilson, filed of record in Book 9044, page 168, also acquired by instrument of record in Book 7529, page 48 Register's Office for Davidson County, Tennessee.

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

2225 01/06 0101 03CHECK

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	215000.00
			CON TX	795.50
			PRFEE	1.00
			WDEED	12.00
			TOTAL	808.50
			CHECK	808.50
01/06/97	01	10:11	0001	2225

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0261696

IDENTIF. & REFERENCE

97 JAN -6 AM 10 1

DAVIDSON COUNTY TN.

No. 1104767