40-A

This Instrument ~~Pr~~epared By:
GIBSON & GREGORY
Suite 1900, 201 Fourth Avenue, North
Nashville, Tennessee 37219

BOOK 11392 PG. 712

WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
Jody J. Wence and wife, 113 Karen Drive Mt. Juliet, TN 37122	New Owner	Map 86-4 Parcel 9

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid by the herein named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, INCLUDING the assumption of the indebtedness evidenced by that certain Deed of Trust originally in favor of Sovran Mortgage Corporation and executed by Jerial R. Woodall and wife, Shelia Denise Woodall, which mortgage is recorded in Book 7480, page 126, as re-recorded in Book 7482, page 980, Register's Office for Davidson County, Tennessee, as assigned to Leader Federal Bank for Savings, FSB, by instrument of record in Book 10045, page 152, said Register's Office, and assumed by the herein named Grantor by ; I, CHERYL D. TYLER, NOW KNOWN AS CHERYL D. TYLER MASSEY, hereinafter "GRANTOR" have bargained and sold, and by these presents do hereby transfer and convey unto JODY J. WENCE AND WIFE, DIANA L. WENCE, hereinafter collectively "GRANTEE", their heirs, representatives and assigns forever, that certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 135 on the Plan of Jackson's Retreat, Phase III, a Planned Unit Development of record in Book 5200, pages 517 & 518, Register's Office for Davidson County, Tennessee.

Said Lot No. 135 fronts 65.00 feet on the easterly margin of Andchel Drive and extends back 125.00 feet on the northerly line and 125.00 feet on the southerly line to a dead line in the rear measuring 69.69 feet thereon.

Being the same property conveyed to Cheryl D. Tyler by deed from Rollow Welch and wife, Julie Welch of record in Book 8457, page 199, Register's Office for Davidson County, Tennessee. The said Cheryl D. Tyler is one and the same person as Cheryl D. Tyler Massey.

Wilson B. Massey, II, joins in the execution of this instrument to convey any marital interest he may have, including any homestead rights, as spouse, of Cheryl D. Tyler Massey.

This is improved property known as 1517 Andchel Drive, Hermitage, Tennessee 37076.

[illegible] 330.43

This conveyance is made subject to the following:

1. Taxes for the current year which have been prorated and assumed by GRANTEE;

2. Deed of Trust executed by Jerial R. Woodall and wife, Shelia Denise Woodall, to D. J. Atkins, Trustee, dated February 25, 1988, and recorded in Book 7480, page 126, as re-recorded in Book 7482, page 980, said Register's Office, in favor of Sovran Mortgage Corporation, which states that it secures a debt in the principal sum of $66,500.00, payable as therein specified, together with any terms, conditions, restrictions, or limitations recited therein. The present amount due should be determined by contacting the owner of the debt. Said Deed of Trust was assigned to Leader Federal Bank for Savings, FSB, a Tennessee corporation, by instrument of record in Book 10045, page 152, said Register's Office.

3. Subject to all matters shown on the Plan of record in Book 5400, page 517 and 518, said Register's Office.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

4. Restrictive Covenants contain in instrument of record in Book 6056, page 672, said Register's Office.

5. Declaration of Covenants, Conditions and Restrictions of record in Book 5741, page 360, said Register's Office.

By their signatures below, GRANTEE hereby agrees to assume the payment of the indebtedness herein described, to make all payments due thereunder in a timely manner, and to abide by the terms of said deed of trust.

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, representatives and assigns forever.

And GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as set forth above.

GRANTOR does further covenant and bind herself, her heirs and assigns to warrant and forever defend the title to the said land to the said GRANTEE, his heirs, representatives and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the 19th day of March, 1999.

Jody J. Wence

Cheryl D. Tyler

Diana L. Wence

Wilson B. Massey, II

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Cheryl D. Tyler Massey and husband, Wilson B. Massey, II, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of March, 1999.

Notary Public

My Commission Expires: 9/18/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jody J. Wence and wife, Diana L. Wence, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of March, 1999.

Notary Public

My Commission Expires: 9/18/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $85,250.00.

Affiant

Subscribed and sworn to before me this 19th day of March, 1999.

Notary Public

My Commission Expires: 9/12/99

05636
99 MAR 19 PM 4:04

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE	COMPUTER FEE	PRFEE	PROBATE FEE

BOOK 11392 PG. 715

CAPT 85250.00
CON TX 315.43
PFFEE 1.00
WPEEP 12.00
CFEE 2.00
TOTAL 330.43
CHECK 330.43

03 19/99 01 16:03 0001 1280

99 MAR 19 PM 4:04

0563636

IDENTIFICATION REFERENCE

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1440386