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STATE OF TENNESSEE }
COUNTY OF }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,500.00

D. Randall Phillips
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF January 1983.

J. B. Edwards
Notary Public

MY COMMISSION EXPIRES Dep. Reg.

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE UNION STREET, CORNER OF FIRST AND UNION, NASHVILLE, TN. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
USF&G INS CO (NAME)	USF&G (NAME)	98-2, Parcel 8
100 Light Street (STREET ADDRESS OR ROUTE NUMBER)	100 Light St. (STREET ADDRESS)	
Baltimore, Md. (CITY) (STATE) (P. O. ZIP)	Baltimore, Md. (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, ~~Bobby L. Sherrill and Angela L. Sawyer Sherrill, husband and wife~~

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO United States Fidelity and Guaranty Company, a Maryland corporation with its principal offices located at 100 Light Street, Baltimore Maryland 21202

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being Lot No. 29 on the plan of Roxborough as of record in Book 5210, page 291, Register's Office for Davidson County, Tennessee.

Said Lot No. 229 fronts 73.70 feet on the northerly margin of Roxborough Drive and extends back 290.01 feet on the easterly line and 331 feet on the westerly line to a dead line in the rear measuring 124.51 feet thereon.

Being part of the same property conveyed to Bobby L. Sherrill and Angela L. Sawyer Sherrill from Randall Phillips Builders, Inc., by Deed dated November 20, 1980 and recorded by the Register of Davidson County in Book 5682 Page 171 on November 24, 1980, Register's Office for Davidson County, Tennessee.

Said conveyance being subject to the attached Assumption Clause.

CHECK
This is unimproved ( ) improved (X) property, known as 5216 (House Number) Roxborough Drive (Street) Hermitage (P. O. Address) (City or Town) 37076 (Postal Zip)

01/14 179.85

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 & this 7th day of January, 19 83

Bobby L. Sherrill

Angela Sawyer Sherrill

1391

STATE OF TENNESSEE }

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Personally appeared before me, Donald J. Beazley, a Notary Public in and for said County and State, the within named Bobby L. Sherrill and Angela L. Sawyer Sherrill

the bargainor, 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 14th day of January 19 83.

Commission expires April 21, 1985

Donald J Beazley
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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____ (they) , 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 _____

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

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

TO

Return to:
LAWYER'S ESCROW SERVICE
ONE UNION STREET
CORNER OF FIRST AND UNION
NASHVILLE, TENNESSEE 37201

mail
USF & A.
P.O. Box 1228
37202

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ASSUMPTION CLAUSE

This conveyance is made subject to the mortgage executed by Bobby L. Sherrill and Angela L. Sawyer Sherrill, husband and wife, to Wachovia Mortgage Company, formerly known as Commerce Union Bank in the principal sum of $60,800.00 dated November 20, 1980 and recorded in Book 5682, page 174 of the Office of the Davidson County Register on November 24 1980.

The Grantee herein, as part of the consideration, hereby assumes and agrees to pay the balance (both principal and interest) due on said note, and binds and obligates itself to perform all of the obligations of the Grantors contained in said Mortgage.

The Grantors hereby transfer and assign to the Grantee all escrow funds held by Wachovia Mortgage Company, formerly known as Commerce Union Bank in connection with the above loan.

H 2 6 2 4 4

IDENTIF. REFERENCE

JAN 14 2 35 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5933 PAGE 201

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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			65000.00- CO	
			170.30 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	179.80-
1391A01/14/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H26244

IDENTIF. REFERENCE

JAN 14 2 35 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 921460