THIS INSTRUMENT PREPARED BY:
PHILIP W. DUER, ATTORNEY
214 Third Avenue North
Nashville, TN 37201
(615) 244-2070

BOOK 6177 PAGE 481

FROM:

JOHN J. WALLER, JR., AND BROWNIE MAE WALLER, as Tenants in Common, pursuant to a Final Decree of Divorce Entered in the 4th Circuit Court for Davidson County, Tennessee under Case No. 82D-2607; entered on June 14, 1983

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,500.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 3rd DAY OF October 1983.

MY COMMISSION EXPIRES: [illegible]

NOTARY PUBLIC

TO:

JOHNNIE R. L. GOOCH, JR., A SINGLE PERSON

ADDRESS NEW OWNER AS FOLLOWS:

JOHNNIE R. L. GOOCH, JR.
8314 2nd Ave.
Inglewood, CA 90305

SEND TAX BILLS TO: same

MAP PARCEL NOS.

92-3-64

ASSUMPTION WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN and 00/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in further consideration, the Grantee has assumed and agreed to pay the remaining unpaid balance in the amount of EIGHTEEN THOUSAND THREE HUNDRED ONE & 37/100--($ 18,301.37) DOLLARS of a certain note secured by a Deed of Trust executed by John J. Waller, Jr. and wife, Brownie Mae Waller, to Herschel Greer, Trustee, said Deed of Trust being found of record in Book 4784, Page 427, Register's Office for Davidson County, Tennessee, said Deed of Trust securing an indebtedness to Banker's Mortgage Corporation. Reference to said instruments is here made for a more particular description of saidnote and the the terms and conditions of said Deed of Trust, the obligations of which are assumed by the said Grantee, Johnnie R. L. Gooch, Jr., as evidenced by an Assumption Agreement dated the 3rd day of October, 1983. For complete details of Assumption Agreement, see document.

11/17 117.50- CHECK

315

As part of the consideration for this Deed, Grantee hereby assumes the obligations of John J. Waller (veteran) under the terms of the instrument creating said loan to indemnify the Veterans Administration to the extent of any claim of payment arising from the guaranty or insurance of the indebtedness above mentioned. The holder of said Security Deed shall have the right to exercise the power of sale contained herein in the name of the original grantor not withstanding this or any other assumption of mortgage debt.

The grantors, John J. Waller, Jr., and Brownie Mae Waller, (unmarried) (unmarried) as Tenants in Common, pursuant to a Final Decree of Divorce entered in the Fourth (4th) Circuit Court for Davidson County, Tennessee under Case No. 82D-2607 entered on the 14th day of June, 1983, have bargained and sold, and by these presents do transfer and convey unto the said Johnnie R.L. Gooch, Jr., a single person, his heirs and assignes, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Being Lot No. 33 of the Subdivision of Lot No. 5 in Mrs. Elizabeth Harding's Plan of Record in Book 57, page 67, said Register's Office.
>
> Said lot No. 33 fronts 50 feet on the northerly margin of Meharry Boulevard and extends back between parallel lines 182 feet to an alley.
>
> Being the same property conveyed to John J. Waller, Jr. and wife, Brownie Mae Waller, by Deed from Ross Ray and wife, Eva P. Ray, of record in Book 4784, page 425, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to any and all existing easements of record.
>
> This is improved property known as 2240 Meharry Boulevard, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And we do covenant with the said Grantee, that we are lawfully seized and possessed of said land in fee simple as Tenants in Common, have a good right to convey it, and the same is unencumbered except as hereinbefore set forth.

And we, John J. Waller, Jr. and Brownie Mae Waller, as Tenants in Common, do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 3rd day of October, 1983.

John J. Waller, Jr.
JOHN J. WALLER, JR.

Brownie Mae Waller
BROWNIE MAE WALLER

John P.C. Cook, by Jim Cook
~~IRWIN VENICK~~

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, personally appeared John J. Waller, Jr., the within named bargainor, with whom I am personally acquainted and who upon his oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained as his free act and deed.

WITNESS my hand and official seal of office at offices in Nashville, Davidson County, Tennessee, this the 3rd day of October, 1983.

Elizabeth A. Smith
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 1/22/84

OFFICIAL RECEIPT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Before me, the undersigned authority, personally appeared Brownie Mae Waller, the within named bargainor, with whom I am personally acquainted and who upon her oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained as her free act and deed.

WITNESS my hand and official seal of office at offices in Nashville, Davidson County, Tennessee, this the 31 day of October, 1983.

Elizabeth J Smith
NOTARY PUBLIC

My commission expires: 1/22/84

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, personally appeared Irwin Venick, to me known to be the person who executed the foregoing instrument in behalf of Johnnie R.L. Gooch, Jr. and acknowledged that he executed the same as the free act and deed of said Johnnie R.L. Gooch, Jr.

WITNESS my hand and official seal of office at offices in Nashville, Davidson County, Tennessee, this the 31 day of October, 1983.

Elizabeth J Smith
NOTARY PUBLIC

My commission expires: 1/22/84

H8697.0

IDENTIF. REFERENCE

NOV 17 11 06 AM '83

FEES, TAXES AND TRANSFER REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6177 PAGE 485

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

40500.00- CAMT.
105.30 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 117.80-
3315A11/17/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 8 6 9 7 0

IDENTIF. REFERENCE

Nov 17 11 06 AM '83

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 994114