THIS INSTRUMENT PREPARED BY:
ROBINSON & GWIN, ATTORNEYS
225 Lebanon Road - Box 425
Mt. Juliet, Tenn. 37122

ADDRESS NEW OWNER:	SEND TAX BILLS:	MAP-PARCEL:
Larry K. Marsh 405 Rockwood Drive Hermitage, TN 37076	Security Pacific Mortgage Corp. 2460 West 26th Avenue Denver Colorado 80211	Map 86-16 Parcel 7.00 4D-13082

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **J. T. DONALDSON and JOHN D. DONALDSON,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **LARRY K. MARSH, unmarried,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land lying in Davidson County, Tennessee, being Lot No. 4 on the Plan of Hermitage Woods, Section 3, a plat which is of record in Book 5050, pages 109 and 110, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to J. T. Donaldson and John D. Donaldson by virtue of a deed from De Wilson and wife, Kathy Maxwell Wilson as of record in Book 5614, page 300, Register's Office for Davidson County, Tennessee.
>
> It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Security Pacific Mortgage Corp., of record in Book 5307, page 576, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid mortgage is hereby transferred to the said Grantee, as is the hazard insurance.

This is improved property known as 405 Rockwood Drive, Hermitage, TN 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal.

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;

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7647

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 hands this 29th day of January, 1985.

J. T. Donaldson
J. T. DONALDSON

John D. Donaldson
JOHN D. DONALDSON

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. T. **Donaldson and John D. Donaldson,** 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 Mt. Juliet, Tennessee, this the 29th day of January, 1985.

Dean Robinson
NOTARY PUBLIC

My Commission Expires: 10/12/86

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is $47,926.15.

Larry K. Mack
AFFIANT

Subscribed and sworn to before me this 29th day of January, 1985.

Dean Robinson
NOTARY PUBLIC

My Commission Expires: 10/12/86

RUSH

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN
JAN 30 1 57 PM '85
IDENTIF. REFERENCE

I. 8. 0. 1. 2. 3.

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

RECEIVED OF _____ BOOK 6484 PAGE 198

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

47926.15+ CAMT
124.54 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 131.04-
7647A01/30/85 BAL - - .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1:80 1:23:

IDENTIF. REFERENCE

JAN 30 1 57 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 105155