file box 8/jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Tommy R. Latham
Rt. 2, Box 359
Clearview Road
Cottontown, TN 37048

SEND TAX BILLS TO:
Merrill Lynch Mortgage Corp.
P.O. Box 85366
San Diego, CA 92138-5366

MAP-PARCEL NUMBERS:
MAP 150-1
PARCEL 37
2D-39530

WARRANTY DEED

BOOK 6810 PAGE 306

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, John T. Pittman and wife, Vicky P. Pittman hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Tommy R. Latham hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 169 on the plan of Section One, Edge-O-Lake Estates, of record in Book 3600, page 43, Register's Office for said County.

SAID Lot No. 169 fronts 88 feet on the southeasterly margin of Rural Hill Road and extends back 174.93 feet on the northeasterly line and 172.75 feet on the southwesterly line to a dead line in the rear, measuring 72.63 feet thereon.

BEING the same property conveyed to John T. Pittman and wife, Barbara Pittman by deed from Administrator of Veterans Affairs, of record in Book 6177, page 697, said Register's Office. John T. Pittman and Barbara Pittman have since been divorced by Final Decree of the 4th Circuit Court, Doc. No. 84D-1555 in Minute Book 143A, page 345, Circuit Court Clerk's Office for said County. Barbara Pittman has since conveyed her interest in said property to John T. Pittman by deed being recorded The property herein conveyed is subject to restrictive covenants of record in Book 3679, page 279 and amended in Book 3818, page 494, said Register's Office, and to the matters set forth in the above referenced plan of record.

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 principal balance of a note secured by a first mortgage deed of trust to Administrator of Veterans Affairs, of record in Book 6177, page 700, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee. The Grantee further hereby assumes the obligation of the MORTGAGOR under the terms of the instruments creating the loan to indemnify the VA to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

This is (un)improved property, known as 484 Rural Hill Road, Nashville, TN 37217 *simultaneously herewith.

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 19th day of March, 1986.

Vicky P. Pittman

John T. Pittman

STATE OF TENNESSEE
COUNTY OF Davidson

On this 19th day of March, 1986, before me personally appeared John T. Pittman, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires: 11-1-87

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

BOOK 6810 PAGE 307

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 60,555.61.

Tommy R. Latham
Affiant

Subscribed and sworn to before me, this the 19th day of March, 19 86.

My Commission Expires: 11-1-87

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of March, 1986, before me personally appeared Vicky P. Pittman, to me known, or proved to me on the basis of satisfactory evidence, to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Mary L. Ashley
Notary Public

My Commission expires: April 17 1987

WARRANTY DEED

from:
John T. Pittman and wife, Vicky P. Pittman

to:
Tommy R. Latham

FELIX E. DAVIDSON REGISTER
DAVIDSON COUNTY, TN
98 MAR 21 PM 1:58

TENNTI REFERENCE

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-24736

95058

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

RECEIVED OF _____

FOR _____

BOOK 6810 PAGE 308

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

60555.61- CAMT.
157.56 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 164.06-
5487A03/21/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85096

IDENTIFICATION REFERENCE

MAR 21 1 08 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 229746

BUSINESS FORMS, INC.