STATE OF TENNESSEE
COUNTY OF SUMNER }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 66,559.42

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August, 19 87

Notary Public

MY COMMISSION EXPIRES: 12/29/90

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AMERICAN ESCROW COMPANY, 115 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOSEPH P. IRRERA	CFS MORTGAGE CORPORATION	4D 66707
(NAME)	(NAME)	
836 Hermitage Ridge	2120 S. 72nd Street	75-1-10
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, TN 37076	Omaha, Nebraska 68124	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. 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, STEVEN D. CARTER and wife, KATHY J. CARTER,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOSEPH P. IRRERA and wife, JODI M. IRRERA,

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

BEING part of Lots 21 and 22 on the Revised Plan of HERMITAGE HILLS, Section 12, as of record in Plat Book 4675, Page 125, and also being known as Lot 22 of the Re-Subdivision of Lots Nos. 21 and 22 of HERMITAGE HILLS, Section 12, of record in Plat Book 5060, Page 84, Register's Office for Davidson County, Tennessee, to which Plat(s) reference is hereby made for a more complete description.

BEING the same property conveyed to the within named Grantors by deed of record in Book 6970, Page 314, Register's Office for Davidson County, Tennessee.

AS PART OF THE CONSIDERATION for this conveyance is the Grantees assumption of the Deed of Trust of record in Book 6970, Page 317, Register's Office for DAVIDSON County, Tennessee, which secures one note in the original principal amount of $ 58,500.00 now payable to CFS MORTGAGE CORPORATION Loan No. 9232415 the unpaid balance of which indebtedness the Grantees do hereby agree to assume and to pay in accordance with the terms and conditions of said Note and Deed of Trust.

ALSO, AS PART OF THE CONSIDERATION for this conveyance is the Grantees assumption of the Financing Statement of record in Book 6979, Page 477, Register's Office for Davidson County, Tennessee, which secures an indebtedness in the original principal amount of $3,263.65 now payable to Nashville Electric Service, Account No. 1513-061900-2, the unpaid balance of which indebtedness the Grantees do hereby agree to assume and to pay in accordance with ther terms and conditions of the instruments pursuant thereto.

THIS conveyance is subject to all restrictions and easements of record.

unimproved ( )
This is improved (X) property, known as 836 Hermitage Ridge, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 unincumbered, unless otherwise hereto 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 s this 28th day of August, 19 87

STEVEN D. CARTER: Steven D. Carter

KATHY J. CARTER: Kathy J. Carter

08/31 172.53 CHECK

STATE OF TENNESSEE
County of SUMNER
Personally appeared before me, STEVEN D. CARTER and wife, KATHY J. CARTER,

with whom I am personally acquainted, and who acknowledged that ~~he~~ they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of August, 19 87

Commission expires 12/29/90

Notary Public W. K. Georgas, Jr.

STATE OF TENNESSEE
County of

Personally appeared before me,

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this _____ day of _____, 19____

Commission expires _____

Notary Public

60652

IDENTIFICATION REFERENCE

AUG 31 10 52 AM '87

DAVIDSON COUNTY, TN

WARRANTY DEED

FROM
STEVEN D. CARTER et ux

TO
JOSEPH P. IRRERA et ux

REGISTER, PLEASE RETURN TO:

AMERICAN ESCROW COMPANY
P.O. Box 1733
Hendersonville, TN 37077

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7339 PAGE 73

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

6650.47- CAMT.
186.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 192.98-
7296A08/31/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

60652

IDENTIFICATION REFERENCE

AUG 31 10 52 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 11092