BOOK 7549 PAGE 239

Fall 41

WARRANTY DEED

FROM: Vicki C. Hood, formerly Vicki J. Cason and husband, James R. Hood, III, Grantor
TO: Carol S. Adams, Grantee

This instrument was prepared by:
Jeffrey R. King
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers 086-0140-A 0139.00 Field Book Numbers
139 Thistle Lane Hermitage, TN 37076	Carol S. Adams (Same address)	4D8720 9134 05/20 0101 03CHECK 164.63

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Fifty-Five Thousand Four Hundred Thirty-Seven and 10/100 Dollars ($55,437.10).

Carol S. Adams
~~Affi~~ant

SUBSCRIBED AND SWORN TO before me, this the 20th day of May, 1988.

Ann Terryl Smith
Notary Public

My Commission Expires: 3-11-91

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged and the assumption by the Grantee of the Mortgage made by Grantor of record in Book 6694, page 368, Register of Deeds of Davidson County, Tennessee, Vicki C. Hood, formerly Vicki J. Cason, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Carol S. Adams, Grantee, her heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. 139 on the Plan of Hermitage Meadows Subdivision, Stage Two, of record in Book 5200, Page 682, Register's Office for said County, to which said plan reference is hereby made for a complete legal description thereof.

BEING the same property conveyed to Vicki C. Hood by Deed from C. Raymond Waters and Vickie Waters, of record in Book 7369, Page 860, Register's Office for Davidson County, Tennessee.

This is improved property, known as 139 Thistle Lane, Hermitage, Tennessee 37076.

This conveyance is expressly made subject to the following:

1. Deed of Trust executed by C. Raymond Waters to Wayne R. Tate Trustee, of record in Book 6694, page 368 said Register's Office, dated October 28, 1985 to secure to Security Financial and Mortgage Corporation an indebtedness in the amount of $53,041.00 and any other sums which may be and become payable under the terms thereof, including but limited to principal, interest and service fee.

2. Declaration of covenants, conditions and restrictions of record in Book 6034, page 365, said Register's Office.

3. The Plan of record in Book 5200, page 682, said Register's Office, shows an Owner's Certificate, certain easements and setback lines and notes to which plan reference is hereby made.

4. Easement for sanitary sewers and water lines of record in Book 6164, page 436, said Register's Office for Davidson County, Tennessee.

5. Articles of Incorporation of Hermitage Meadows Homeowner's Association of record in Book 6034 page 377, said Register's Office.

6. By-Laws of Hermitage Meadows Homeowner's Association of record in Book 6034 page 383, said Register's Office.

7. Dedication of Common areas, Stage Two, of record in Book 6209 page 548, said Register's Office.

8. Subject to the liens for any unpaid assessments and/or special assessments.

9. Taxes for the current year which have been prorated.

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, her heirs, successors, and assigns, forever.

And Grantor does covenant 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 and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject including the Mortgage which is being assumed by the Grantee as hereinabove provided.

And Grantor does further covenant and bind Grantor, her heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs, successors, and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

James R. Hood, III, husband of Grantor, joins in this conveyance for the sole purpose of conveying his marital rights in the property, but without any covenants and warranties.

Witness our hands this 20th day of May, 1988.

Vicki C. Hood
Vicki C. Hood, formerly
Vicki J. Cason

James R. Hood III
James R. Hood, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ann Terryl Smith, a Notary Public of said County and State, Vicki C. Hood, formerly Vicki J. Cason, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 20th day of May, 1988.

Ann Terryl Smith
Notary Public

My commission expires 3-11-91

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ann Terryl Smith, a Notary Public of said County and State, James R. Hood, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 20th day of May, 1988.

Ann Terryl Smith
Notary Public

My Commission Expires: 3-11-91

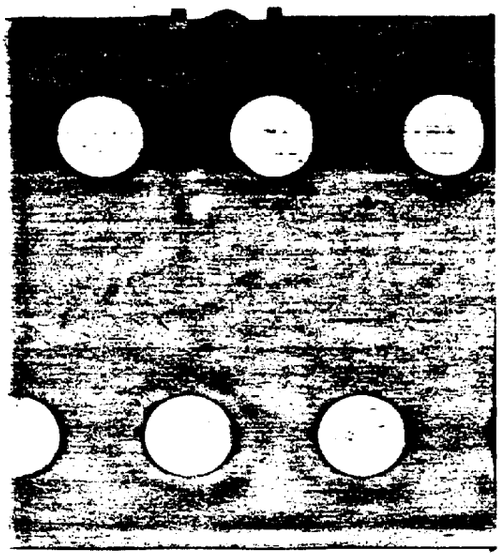
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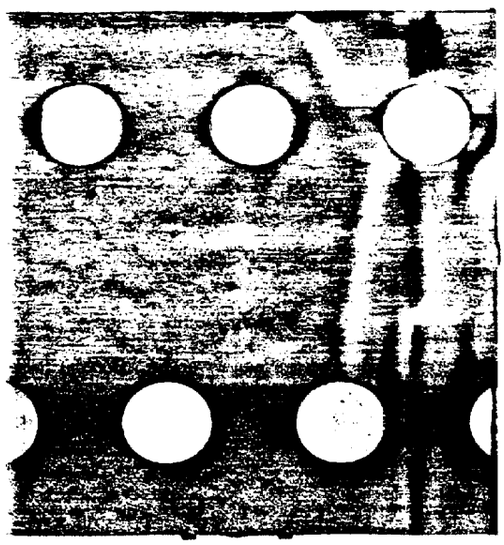
32258

IDENTIFICATION REFERENCE

May 20 10 50 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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

CAMT 55437.10
CON TX 155.13
PRFEE 0.50
WDEED 9.00
TOTAL 164.63
CHECK 164.63

05/20/88 01 10:51 0001 9134

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32258

IDENTIFI REFERENCE

MAY 20 10 50 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 93318