file box 8/jcb

Owner & Real Property Tax Responsibility:
Deborah C. Beard
5025 Hillsboro Rd., #15-P
Nashville, TN 37215

BOOK 7614 PAGE 355

SEND TAX BILLS TO:
First Federal Savings Bank
101 West Lincoln Street
Tullahoma, TN 37388
131-01-D-120 7DA-76319

This Instrument Prepared By:
Vanessa A. Henry, Attorney
Henry & McCord
P. O. Box 538
300 North Jackson Street
Tullahoma, TN 37388

2129 08/01 0101 03 MEM 1?0.3

ASSUMPTION DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption by the hereinafter named Grantee of the unpaid balance of a certain mortgage indebtedness on the property conveyed by this instrument, which mortgage was executed in favor of First Federal Savings Bank of Tennessee and is of record in Book 7007, Page 537,* Register's Office, Davidson County, Tennessee, and the said Grantee agrees to be bound by the terms and provisions of said Deed of Trust and agrees to assume all liabilities and obligations thereunder, WE, JAMES H. HENRY and wife, MARY D. HENRY, have bargained and sold and by these presents do hereby transfer and convey unto DEBORAH C. BEARD, a single person, her heirs and assigns, the following described tract or parcel of land located and situated in Davidson County, State of Tennessee, bounded and described as follows to-wit:

> Land in Davidson County, Tennessee, being Unit No. 120, also known as Apartment No. 15-P, on the Plan of Georgetown Apartments, a condominium, as of record in Plat Book 5200, page 4, Register's Office for said County, to which plan reference is made for a more complete description.
>
> Being the same property heretofore conveyed to James H. Henry and wife, Mary D. Henry, by deed of record in Deed Book 6890, page 592, Register's Office of Davidson County, Tennessee.
>
> This conveyance is made, executed and accepted subject to the following:
>
> 1. All matters, easements and limitations appearing on the Plan of Georgetown Apartments, a condominium, of record in Book 5200, page 4, Register's Office of Davidson County, Tennessee.

*and re-recorded in Book 7035, page 420, both in the

HENRY & McCORD
ATTORNEYS AT LAW
300 NORTH JACKSON ST.
P. O. BOX 538
TULLAHOMA, TENN.
37388

2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed for 5025 Hillsboro Homeowner's Association of record in Book 5211, page 325, amended in Book 5616, page 133, Register's Office of Davidson County, Tennessee.

3. Easement for sewer of record in Book 4308, page 575, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interest thereto belonging to the said DEBORAH C. BEARD, a single person, her heirs and assigns, in fee simple, forever.

AND WE DO COVENANT with the said DEBORAH C. BEARD, that we are lawfully seized and possessed of said land in fee simple; have a good and lawful right to sell and convey the same, and that said property is free, clear, and unencumbered, with the exception of the mortgage indebtedness referred to above and assumed by the Grantee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and forever defend the title to said land to the said DEBORAH C. BEARD, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 27th day of July, 1988.

Deborah C. Beard
DEBORAH C. BEARD, Grantee

James H. Henry
JAMES H. HENRY, Grantor

Mary D. Henry
MARY D. HENRY, Grantor

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, DEBORAH C. BEARD, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office this 29th day of July, 1988.

NOTARY PUBLIC

My commission expires:
10-24-88

STATE OF TENNESSEE
COUNTY OF COFFEE

Personally appeared before me, Pat Ferrell, a Notary Public, JAMES H. HENRY and wife, MARY D. HENRY, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office this 27th day of July, 1988.

Pat Ferrell
NOTARY PUBLIC

My commission expires:

1-17-89

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $54,824.08, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Sonya Lober
Affiant

Subscribed and sworn to before me this
the 29th day of July 19 88

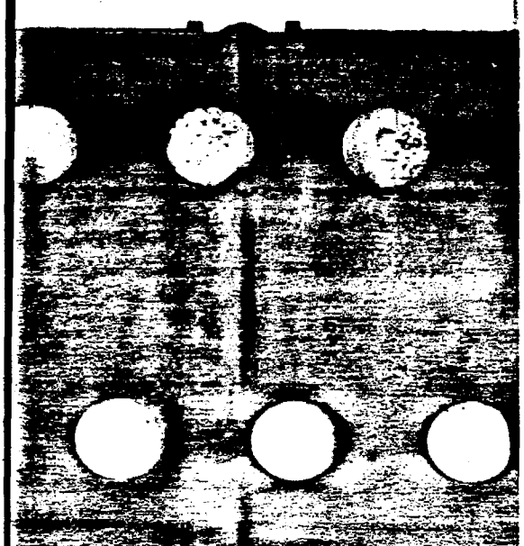
Jill C. Buchanan
Notary Public
My Commission Expires 11-12-89

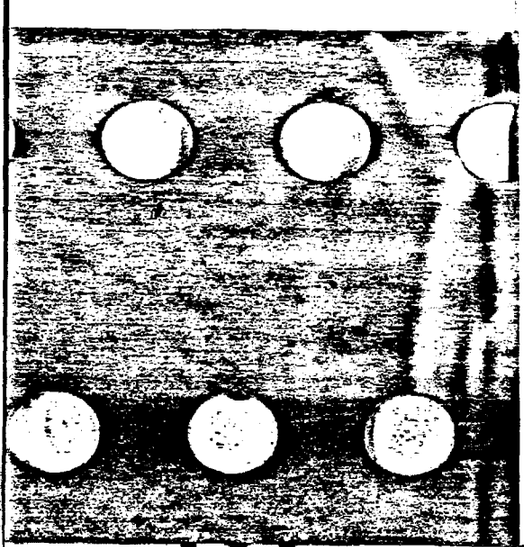
5441.5

IDENTIFICATION REFERENCE

AUG 1 11 10 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 _____

BOOK 7614 PAGE 358

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 54824.08
				CON TX 180.84
				PRFEE 0.50
				MISC 9.00
				TOTAL 190.34
				CHECK 190.34
08/01/88		01		11:15 0001 2129

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5441.5.

IDENTIF. REFERENCE

AUG 1 11 10 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 118737