mail

This instrument prepared by:

Jerry Patrick Thompson

Robert L. Perry, Jr.
BALTHROP AND PERRY
An Association of Attorneys
102 Frey Street, P. O. Box 82
Ashland City, Tennessee 37015

TO:
Joseph C. Fultz
548 Annex Ave.
Nashville, Tennessee 37209

MAP: 90-12

PARCEL: 336

SEND TAX BILLS TO: Lomas Mortgage Co.
P. O. Box 660720
Dallas, TX 75266-0720

MAIL ENV.

MAY 8 8 55 AM '89

30647

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, including the assumption by the Grantee herein to assume and pay in full the promissory note which is secured by the deed of trust mortgage on the hereinafter described premises of record at Book 4058, page 341, Register's Office of Davidson County, Tennessee, the receipt and sufficiency of all of which are hereby acknowledged, I, JERRY PATRICK THOMPSON, Grantors herein; have bargained and sold and by these presents do convey unto JOSEPH C. FULTZ, Grantee herein, his heirs and assigns, the following described property:

> LAND in Davidson County, Tennessee, being Lot No. 25 on the plan of Charlotte Park Annex, as of record in Book 3700, page 49, Register's Office for said county, described as follows: BEGINNING on the easterly margin of Annex Avenue, at the corner of Lots 25 and 26; thence northerly with said Avenue, 60.5 feet; thence in an easterly direction around a slight curve, 39.27 feet to a monument in the southerly margin of Annex Court; thence easterly along said court 81.80 feet to the corner of Lots 24 and 25; thence southerly with the line of said lots, 86.51 feet to the corner of Lots 24 and 25; thence westerly with the line of said lots, 106.9 feet to the beginning.
>
> This is improved property known as 548 Annex Ave., Nashville, Tennessee.
>
> AND BEING the same property conveyed to Jerry Patrick Thompson by deed from James S. Hayes and wife, Patricia Hayes, of record at Book 4168, page 131, Register's Office of Davidson County, Tennessee.
>
> Joseph C. Fultz joins in this instrument for the purpose of acknowledging his agreement to assume and pay the aforedescribed promissory note and to abide by the terms and conditions of the deed of trust mortgage securing same.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the

said Grantee, his heirs and assigns forever. I do covenant with Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as set forth above. I do further covenant and bind myself and my heirs and representatives to warrant and forever defend the title unto said real property unto the Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF We have hereunto set our hands this the 28th day of April, 1989.

Jerry Patrick Thompson
JERRY PATRICK THOMPSON

Joseph C. Fultz
JOSEPH C. FULTZ

3746 05/08 0101 03CHECK 188.00

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, a Notary Public in and for said State and County, JERRY PATRICK THOMPSON and JOSEPH C. FULTZ, the within named 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 instrument for the purposes therein contained. WITNESS MY HAND, at office, this the 29th day of April, 1989.

NOTARY PUBLIC

My Commission Expires: August 10, 1992

STATE OF TENNESSEE

COUNTY OF CHEATHAM

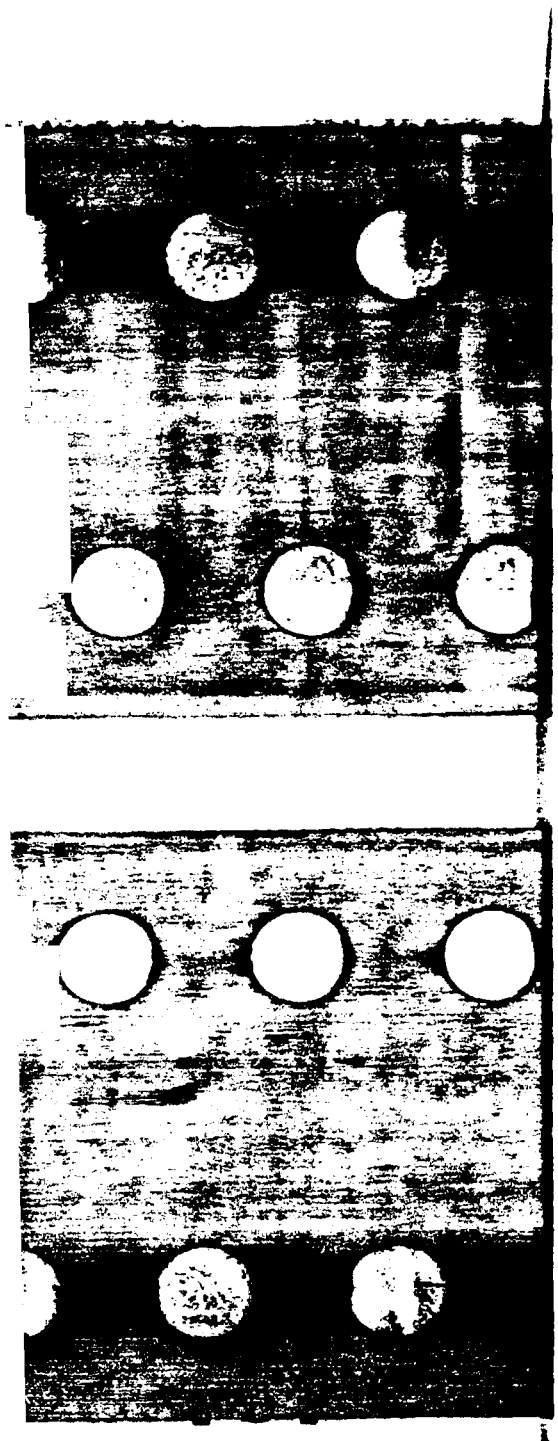
The actual consideration for this conveyance or fair value of the property, whichever is greater, is $55,000.00.

Joseph C. Fultz
Grantee

Sworn to and subscribed before me this the 29th day of April, 1989.

NOTARY PUBLIC

My commission expires: August 10, 1992



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7835 PAGE 466

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 55000.00
CON TX 181.50
PRFEE 0.50
WDEED 6.00
TOTAL 188.00
CHECK 188.00

05/08/89 01 08:57 0001 3746

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

309947

IDENTIFICATION

MAY 8 8 56 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 207202