BEING RERECORDED TO ADD CONTINUATION ON 2ND PAGE RE-RECORD BOOK 7896 PAGE 289

FILE BOX 3

BOOK 7890 PAGE 983

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,827.06

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF July, 1989

Notary Public

MY COMMISSION EXPIRES: 5-8-93
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

25 Century Blvd. - Suite 405, Nashville, TN 37214 111 West College Street, Murfreesboro, TN 37130 719 N. Second Street, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathrandra D. Smith (NAME)	Sovran Mortgage Corporation (NAME)	MAP 136-14
573 Castlegate Drive (ADDRESS)	P.O. Box 26388 (ADDRESS)	PARCEL 237
Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	Richmond, Virginia 23260-6388 (CITY) (STATE) (ZIP)	2D-76445

FOR AND 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, Jamie Sturtewagen and wife, Laurie Sturtewagen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kathrandra D. Smith, unmarried

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 Lot No. 73 B on the Plan of Zone Lot Division Harbor Gate Subdivision Section 2, Lots 73, 74, and 75, as of record in Plat Book 6900, Page 297, amending Plat Book 6250, Page 33, Register's Office for said County, which amends the Plan of Harbor Gate Section 2, as of record in Plat Book 6250, Page 33, said Register's Office, to which plans reference is hereby made for a more complete and accurate description of said Lot.

Being the same property conveyed to Jamie Sturtewagen and wife, Laurie Sturtewagen by deed from Brewer & Brewer, Inc., a Tennessee corporation, filed for record July 21, 1988 in Book 7605, Page 751, Register's Office Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 6366, Page 494 and Plat Book 6900, Page 297, Register's Office Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to a Deed of Trust executed by Jamie Sturtewagen and wife, Laurie Sturtewagen to David J. Guilford, Trustee for BarclaysAmerican Mortgage Corporation, dated July 20, 1988, with an approximate unpaid principal balance of $71,082.53, of record in Book 7605, Page 754, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

CONTINUED

unimproved ( )
This is improved (X) property, known as 573 Castlegate Drive, Nashville, Tennessee 37217
(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 unencumbered, unless otherwise herein 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 2nd day of March, 19 89

X Jamie Sturtewagen

Jamie Sturtewagen

X Laurie Sturtewagen

Laurie Sturtewagen

RE-RECORD BOOK 7896 PAGE 290

BOOK 7890 PAGE 984

STATE OF ~~TENNESSEE~~ INDIANA
COUNTY OF ~~DAVIDSON~~ VANDERBURGH

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jamie Sturtewagen and wife, Laurie Sturtewagen

the bargainor s, 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 and official seal at ~~Nashville~~ Evansville Indiana ~~Tennessee~~, this 2nd day of March 19 89

Commission expires 1-26-93

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who his oath himself upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19 _____

My commission expires _____

Notary Public

CONTINUATION

The Grantor(s) hereby certify to the Grantee(s) that the total outstanding indebtedness to the Noteholder under the Note as of the date hereof is $71,027.06 Dollars. Grantee(s) by execution hereof agree to be bound by the terms, conditions and covenants of said Note and Deed of Trust/Mortgage, to assume the timely payment of all sums, including the total outstanding indebtedness thereunder, and to save the Grantor(s) harmless thereon.

As evidenced by the signature of its duly authorized officer below, the Noteholder hereby consents to this Deed/Mortgage and Assumption Agreement. Notwithstanding anything herein to the contrary, Noteholder, Grantor(s) and Grantee(s) also hereby agree that the Grantor(s) will be released of liability on the Deed of Trust/Mortgage and Note.

4 9 8 7 5

IDENTIFICATION REFERENCE

Jul 10 8 05 AM '89

DAVIDSON COUNTY, TN

243.94

Jul 25 8 17 AM '88

FELIX Z WILSON II REGISTER

IDENTIFICATION REFERENCE

RE-RE

5 1 8 0 3

FILE BOX 3

WARRANTY DEED

FROM
Jamie Sturtewagen and wife, Laurie Sturtewagen

TO
Kathrandra D. Smith, unmarried

RETURN TO:

CUMBERLAND TITLE COMPANY
☒ 25 Century Blvd. - Suite 405
Nashville, Tennessee 37214
☐ 111 W. College Street
Murfreesboro, Tennessee 37130
☐ 719 N. Second Street
Clarksville, Tennessee 37040

EDWARD SEDDON
ATTORNEY-AT-LAW