BOOK 7897 PAGE 701

This Instrument Prepared by:
WATSON, ATKINS AND HAY
Steven T. Atkins
320 Franklin Street
Post Office Box 1109
Clarksville, TN 37041-1109

Map 142-6-B
Par 47.00

JOHN D. OWEN, et ux

TO: ASSUMPTION DEED

SHARI DANIELLE ELKS

THIS DEED OF REALTY executed as the 19th day of July, 1989, in the County of Davidson, State of Tennessee, by Grantors, JOHN D. OWEN and wife, JILL P. OWEN, to Grantee, SHARI DANIELLE ELKS.

W I T N E S S E T H:

THAT GRANTORS, for the consideration hereinafter set out, have this day bargained and sold and do hereby transfer and convey unto Grantee, her heirs and assigns forever, certain realty situated in Davidson County, Tennessee, and bounded and described as follows:

> Land in Davidson County, Tennessee, being Unit No. 128 on the Plan of Doral Country Villa Condominiums, Section VII, as of record in Book 5200, Page 223, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to the within named Grantors by deed of record at Book 7239, Page 887, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee and to her heirs and assigns forever.

That Grantors, (1) covenant that they are lawfully seised and possessed of and have a perfect right to convey such realty, and that it is unencumbered except for (a) 1989 property taxes which are pro-rated and assumed by Grantee, (b) utility easements and building setback lines and any other matters shown on the recorded plat, (c) deed of trust

of record in Book 7239, Page 890, in said Register's Office for Davidson County, Tennessee, executed by JOHN D. OWEN and wife, JILL P. OWEN, to EDWARD C. SEDDON, Trustee, to secure one note to Guaranty Trust Company of Murfreesboro, Tennessee, in the original principal amount of $67,050.00, of which Grantee has full knowledge, and (2) will forever warrant and defend the title unto Grantee, her heirs and assigns forever against all lawful claims whatsoever; subject, however, to restrictive covenants of record in Book 5532, Page 727, and Book 5623, Page 752, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made;

That the consideration for this deed is (1) for $1.00 and other good and valuable consideration, receipt whereof is acknowledged, and (2) the assumption of the balance due on said note secured by that deed of trust referred to above and filed for record in Book 7239, Page 890, in the Register's Office for Davidson County, Tennessee, which debt the Grantee herein assumes and agrees to pay as part payment of the purchase price, commencing with the 7-1-89 payment due, including interest thereon, and the Grantee covenants that she will bring same current and will maintain such loan in a current condition.

That in the event Grantee default in any monthly payments to JOHN D. OWEN and wife, JILL P. OWEN, which she has assumed hereby, notice shall be given at once to Grantors, who shall have the right, but not the obligation, to make such monthly payment on behalf of the Grantee. Any such payment of said obligation made by Grantors on behalf of Grantee as aforementioned, shall become secured by a lien on the realty hereby conveyed, and if such payments are not reimbursed to said Grantors within sixty (60) days, the said

Grantor may proceed to foreclose said lien in the manner prescribed by law, bid at sale, and make deed free and clear of all equity of redemption, statutory right of redemption, homestead, and dower. The proceeds of such sale shall be applied first to the cost of compliance, cost of sale, the amount due to Grantor, and the balance, if any, paid to Grantee. Provided, however, for this lien to be effective against a bona fide purchaser or mortgagee, the said Grantors shall file a sworn statement in the Register's Office for said County setting forth any sums so paid.

IN ADDITION HERETO, the Grantors transfer to Grantee any and all escrow accounts held in connection with the loan above described.

Possession is to be given with deed.

IN WITNESS WHEREOF, Grantors and Grantee have executed this deed as of the date and at the place written first herein.

JOHN D. OWEN, Grantor

JILL OWEN, Grantor

SHARI DANIELLE ELKS, Grantee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

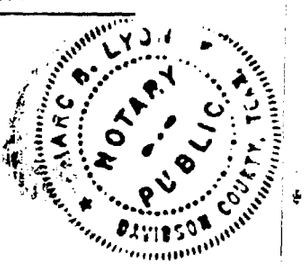
BOOK 7897 PAGE 704

Personally appeared before me, JOHN D. OWEN and wife, JILL P. OWEN, and SHARI DANIELLE ELKS, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office this the 19 day of July, 1989.

Marc Lyon
NOTARY PUBLIC

My Commission Expires: [illegible]



STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I or we hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater is $ 72,000, which amount is equal to or greater than the amount which the property would command at a fair voluntary sale.

Shari Danielle Elks
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME this the 19 day of July, 1989.

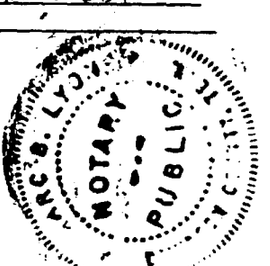
Marc Lyon
NOTARY PUBLIC

My Commission Expires: [illegible]

PROPERTY OWNER'S ADDRESS:
Shari Danielle ELKS
501 Doral Country Dr
Nashville, Tn 37221

MORTGAGEE:
Shari Danielle ELKS
501 Doral Country Dr
Nashville, Tn 37221

Mail



IDENTIFICATION REFERENCE

Jul 26 1 22 PM '89

FELIX Z WILSON REGISTER

8859 07/26/89 0101 CHECK 250.00

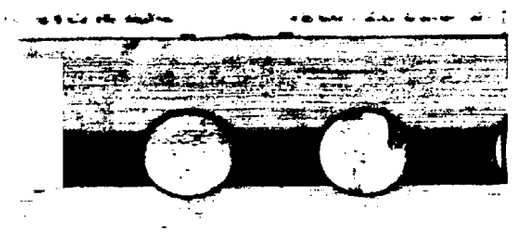
5.2282

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

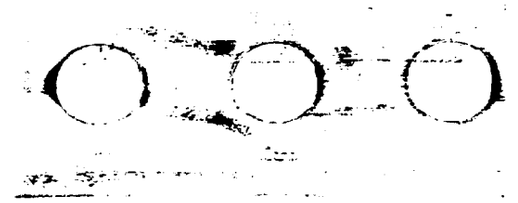
BOOK 7897 PAGE 705

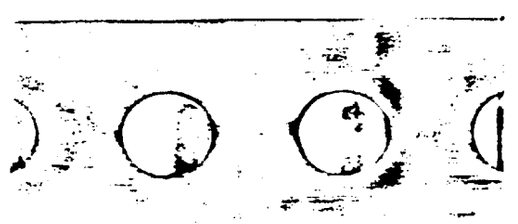
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 72000.00
				CON TX 237.60
				PRFEE 1.00
				MDEED 12.00
				TOTAL 250.60
				CHECK 250.60
			07/26/89	01 13:23 0001 8959





RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5228.2.

IDENTIFICATION REFERENCE

JUL 26 1 23 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 232583