BOOK 7962 PAGE 807

STATE OF TENNESSEE
COUNTY OF Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,017.68

James H Dunn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF October 19 89

Notary Public

MY COMMISSION EXPIRES: 9-26-90

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Thomas N. Jones, Atty., 339 Main Street, Franklin, Tn. 37064
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS
James Henry Dunn etux	Citicorp Mortgage	172-5-4
(NAME)	(NAME)	
8000 Cloverland Drive	P.O. Box 790001	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37211	St. Louis, Mo. 63179-0001	
(CITY) (STATE) (P O ZIP)	(CITY) (STATE) (P O ZIP)	

FOR AND IN 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. **JERRY DUFF AND WIFE, LINDA R. DUFF**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES HENRY DUNN AND WIFE, CLETA DUNN**

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. 4 on the Plan of Harvard Estates, Section I, as of record in Book 4715, page 19, Register's Office of Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jerry Duff and wife, Linda R. Duff by deed from Landis Eugene Moore and wife, Barbara June Moore of record in Book 7778, page 592, Register's Office of Davidson County, Tn.

THE SAID GRANTEES HEREBY ASSUME A NOTE IN THE ORIGINAL PRINCIPAL AMOUNT OF $136,350.00, WITH SAID NOTE BEING SECURED BY DEED OF TRUST OF RECORD IN BOOK 7778, PAGE 595, REGISTER'S OFFICE OF DAVIDSON COUNTY, TN. FOR ADDITIONAL TERMS AND CONDITIONS SEE ATTACHED EXHIBIT A.

SUBJECT TO THE FOLLOWING:
1. 1989 taxes are a lien and are now due and payable.
2. Covenants, conditions and restriction of record in Book 4681, page 75, said Register's Office.

unimproved ( )
This is improved (XX) property, known as 8000 Cloverland Drive, Nashville, Tn. 37211
(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 16th day of October, 1989

Jerry Duff
JERRY DUFF

Linda R. Duff
LINDA R. DUFF

STATE OF TENNESSEE
County of WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for said State & County, Jerry Duff and wife, Linda R. Duff, the within named bargainors

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of October, 1989.

Commission expires 9-26-90 Notary Public

STATE OF TENNESSEE
County of _____

Personally appeared before me. _____

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this _____ day of _____, 19____.

Commission expires _____ Notary Public

WARRANTY DEED

FROM

Jerry Duff etux Linda R. Duff

TO

James Henry Dunn etux
Cleta Dunn

Prepared by: Thomas N. Jones, Atty.
339 Main Street
Franklin, Tn. 37064

EXHIBIT A

BOOK 7962 PAGE 809

ASSUMPTION CLAUSE

As part of the purchase price of the above described premises, the grantee hereby expressly assumes and agrees to pay an existing mortgage evidenced by one certain deed of trust dated February 22, 1989, in the office of the recorder of deeds of Davidson County, Tn., in Book 7778, page 595, and note of even date thereby secured in the principal amount of $136,350.00, payable to Atlantic Coast Mortgage Co. and subject to assignment of record in Book 7889, page 570, and Book 7889, page 571, said Register's Office, payable to Citicorp Mortgage.

The Grantee further hereby assumes the obligation of Jerry Duff and wife, Linda R. Duff under the terms of the instruments creating the loan to indemnify the Department of Veterans Affairs to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

October 16, 1989

Jerry Duff

Linda R. Duff

Linda R. Duff

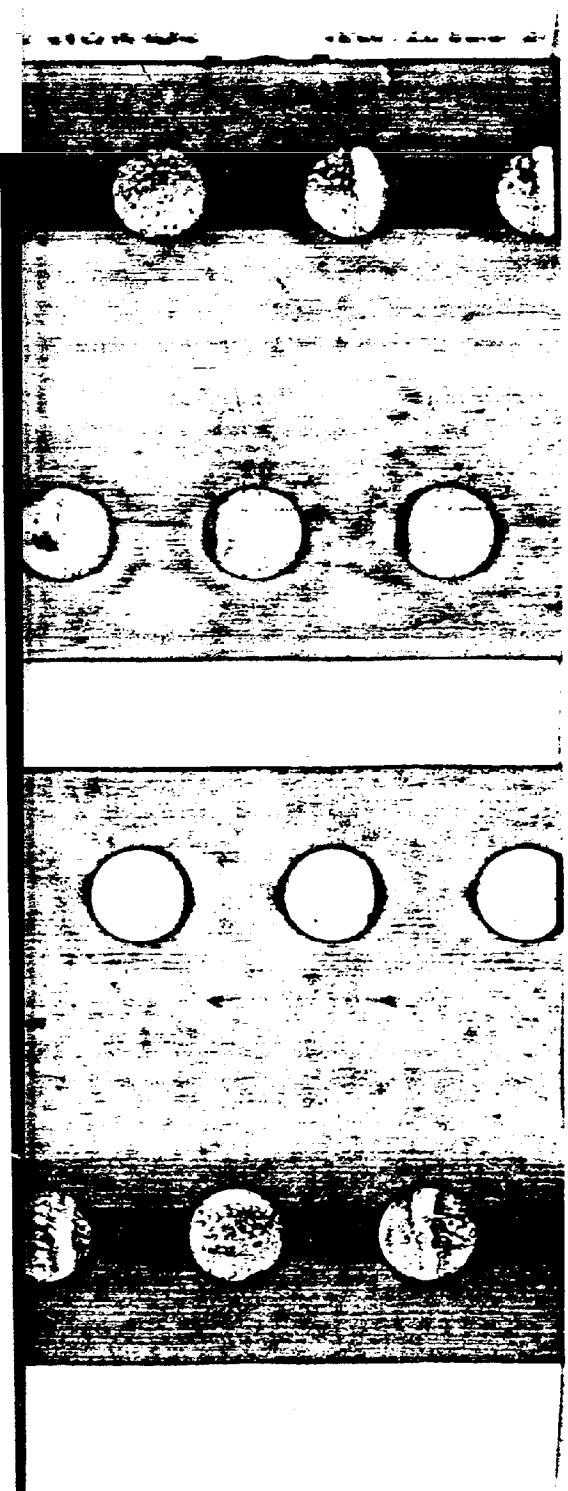
7 4 8 5 9

IDENTIF. T REFERENCE

Oct 18 1 13 PM '89

FELIX Z. [illegible], REGISTER
DAVIDSON COUNTY TN.

67222 10/18 0101 03CHECK 472.00



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

RECEIVED OF _____ BOOK 7962 PAGE 810

FOR _____

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 140017.68
				CON TX 462.00
				PRFEE 1.00
				WDEED 9.00
				TOTAL 472.00
				CHECK 472.00
10/18/89	01	13:16	0001	6722

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

74859

IDENTIF. REFERENCE

OCT 18 1 13 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 258372