BOOK 8057 PAGE 870

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOX 10

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 34,075.16

James R. Hunter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February, 90

Notary Public

MY COMMISSION EXPIRES _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
101 Westpark Drive, Suite 220, Brentwood, TN 37027

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO /and Mortgagee is: | MAP-PARCEL NUMBERS |
|---|---|---|
| James R. Hunter (NAME) | First Union Mortgage Corporation (NAME) | 12W 08830 |
| P. O. Box 90025 (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 18109 (STREET ADDRESS) | 091-12-0 |
| Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP) | Raleigh, NC 27619 (CITY) (STATE) (ZIP) | 108.00 |

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, Edward D. Sterling, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. Hunter

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

Land in Davidson County, Tennessee, being the westerly 2.5 feet of Lot 212, all of Lot 214, and the easterly 22.5 feet of Lot 216, Block 28 on the plan of No. 1 Plan of West Nashville, of record in Book 57, pages 74 and 75, Register's Office for said County.

Said property fronts 50 feet on the southerly margin of Georgia Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Edward D. Sterling by deed from Clifton Leroy Parrish and wife, Penelope Parrish of record in Book 6150, page 243, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 5954, page 187, as assigned in Book 5969, page 630, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee. The Grantee also hereby assumes the obligation of Clifton Leroy Parrish and wife, Penelope Parrish, under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

This is ( ) unimproved ( X ) improved property, known as 4307 Georgia Avenue (House Number) (Street) Nashville, TN 37209 (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 my hand this 27th day of February, 19 90

Edward D. Sterling

RECORDER'S MEMO

Legibility of Writing, Typing or Printing Unsatisfactory in this Document When Received

INDIVIDUAL ACKNOWLEDGEMENT

BOOK 8057 PAGE 871

State of Tenneesee

County of WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public of said county, Edward D. Sterling, unmarried

the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand at office, this 27th day of February, 1990

NOTARY PUBLIC

My commission expires:

2-13-94

CORPORATE ACKNOWLEDGEMENT

State of

County of

Before me, of the state and county aforesaid, personally appeared, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of the, the within named bargainor, a corporation, and that he as such, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as

WITNESS my hand and seal, at office in

this day of, 19

NOTARY PUBLIC

My commission expires:

WARRANTY DEED

FROM

Edward D. Sterling

TO

James R. Hunter

PATRICIA SPICER CARDEN
Attorney At Law
101 Westpark Drive Suite 220
Brentwood, Tennessee 37027

0 8 2 9 0

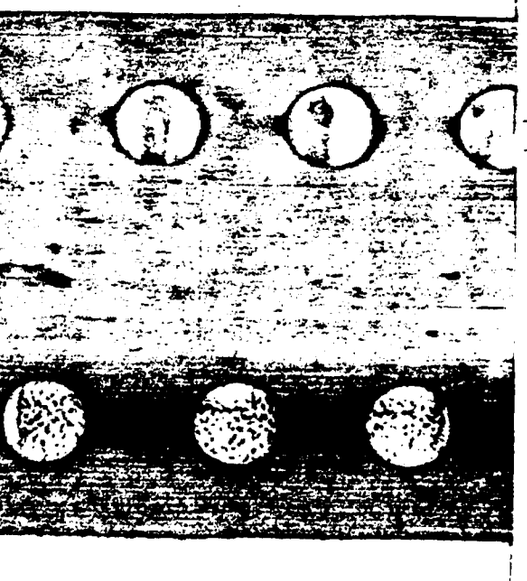
IDENTIF. REFERENCE

MAR 5 2 12 PM '90

DAVIDSON COUNTY

9501 03/05 0101 03CHECK 119.53





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

RECEIVED OF _____

FOR _____

BOOK 8057 PAGE 872

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | CAMT 34075.16 |
| | | | | CON TX 112.53 |
| | | | | PRFEE 1.00 |
| | | | | MDEED 6.00 |
| | | | | TOTAL 119.53 |
| | | | | CHECK 119.53 |
| | | | 03/05/90 01 | 14:14 0001 9501 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08290 U

IDENTIF. TREFERENCE

MAR 5 2 12 PM '90

DAVIDSON COUNTY TN.

No. 298007