Prepared by:
Monica D. Edwards, Esq.
112 Stahlman Building
Nashville, Tennessee 37201

BOOK 8163 PAGE 855

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP** 83-03
Cledius D. Bryant and wife, Pamela J. Bryant	Shearson Lehman Mortgage Corp.	Parcel 27
106 Creighton Avenue	P.O. Box 1201	15DA-38492
Nashville, TN 37206	San Bernardino, CA 92402	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF **FOUR HUNDRED ($400.00) DOLLARS,** cash in hand paid by the within named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption and agreement to pay the unpaid balance of a certain indebtedness payable to **SHEARSON LEHMAN MORTGAGE CORPORATION** in the approximate amount of $37,000.00, which deed of trust is evidenced by record in Book 7144, Page 454, Register's Office for Davidson County, Tennessee, to which reference is hereby made for complete terms and conditions thereof, and to indemnify the Department of Veterans Affairs on its guaranty or insurance as below mentioned;

MICHAEL BOND and wife, **LORETTA R. BOND,** GRANTORS, have bargained and sold, and by these presents do transfer and convey unto the said **CLEDIUS D. BRYANT** and wife, **PAMELA J. BRYANT,** GRANTEES herein, their heirs and assigns certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

> **BEING** Lot No. 7 on the Plan of the R.T. Creighton Subdivision of Lots 42 and 43, Brownsville, of record in Book 332, Page 18, Register's Office, Davidson County, Tennessee.
>
> **BEING** the same property conveyed to Michael Bond, by deed from Joe Frank Floyd and Mary Ann Floyd, of record in Book 5237, Page 211, Register's Office for Davidson County, Tennessee. The said Michael Bond having since married this conveyance is being joined in by his spouse, Loretta R. Bond for the purpose of conveying any interest she may have in said property by virtue of marriage to Michael Bond.
>
> **THIS** conveyance is subject to and by assumption of a mortgage in the approximate amount of $37,000.00, payable to Shearson Lehman Mortgage, and as evidenced by Deed of Trust of record in Book 7144, Page 454, Register's Office, Davidson County, Tennessee.

This is improved property known as 106 Creighton Avenue, Nashville, Tennessee 37206.

ASSUMPTION CLAUSE

AS part of the purchase price of the above described premises, GRANTEES hereby expressly assume and agree to pay an existing mortgage evidenced by one certain trust deed dated February 12, 1987, and filed for record February 23, 1987, in the office of the Register of Deeds for Davidson County, Tennessee, in Book 7144, Page 454, and note of even date thereby secured, in the original principal amount of THIRTY EIGHT THOUSAND ($38,000.00) DOLLARS, payable to Gene D. Merrill and Frederick B. Brooks, Trustees.

GRANTEES further hereby assume the obligation of MICHAEL BOND and wife, LORETTA R. BOND, 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.

TO have and to hold the said tracts and parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEES, their heirs and assigns, forever. And GRANTORS do covenant with the said GRANTEES that GRANTORS are lawfully seized an possessed of said land in fee simple, have good right to convey it, and the same is unencumbered, unless otherwise herein set out. And they do further covenant and bind themselves, their 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.

WITNESS our hands this 30th day of July, 1990.

Michael Bond
MICHAEL BOND

Loretta R. Bond
LORETTA R. BOND

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHAEL BOND** and wife, **LORETTA R. BOND**, the 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 and official seal at Nashville, Davidson County, Tennessee, this 30th day of July, 1990.

Monica E. Edwards
NOTARY PUBLIC

My Commission Expires: 11/27/93

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **THIRTY SEVEN THOUSAND FOUR HUNDRED ($37,400.00) DOLLARS.** This is equal to or greater than the property would bring at a fair and voluntary sale.

Cleduis P. Bryant
AFFIANT

SWORN to and **SUBSCRIBED** before me this 30th day of July, 1990.

Monica E. Edwards
NOTARY PUBLIC

My Commission Expires: 11/27/93

27 07/31 0101 03CHECK 130.42

IDENTIFICATION REFERENCE

JUL 31 12 58 PM '90

45577

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 8163 PAGE 857

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 37400.00
				CON TX 123.42
				PRFEE 1.00
				MDEED 6.00
				TOTAL 130.42
				CHECK 130.42
			07/31/90 01	13:01 0001 5127

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45577

IDENTIFICATION REFERENCE

JUL 31 12 58 PM '90

FELIX Z WILSON REGISTER
DAVIDSON COUNTY, TN

No. 341895