BOOK 2

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STATE OF TENNESSEE
DAVIDSON COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF August 19 90

Notary Public

MY COMMISSION EXPIRES: 03/11/92

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Real Estate Loan Services, 1100 Kermit Drive, Suite 204, Nashville, TN 37217

| NAME AND ADDRESS | MORTGAGEE: | MAP-PARCEL NUMBERS |
|---|---|---|
| ADDRESS NEW OWNER (S) AS FOLLOWS: | | |
| Ronald L. Pemberton et ux (NAME) | CityFed Mortgage Company (NAME) | Map 97-9 |
| 641 Larchwood Drive (STREET ADDRESS OR ROUTE NUMBER) | 30 Warder Street (STREET ADDRESS) | Parcel 17 |
| Nashville, TN 37214 (CITY) (STATE) (P.O. ZIP) | Springfield, Ohio 45501 (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~~ I, DAVID A. BARNETTE, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS TO TRANSFER AND CONVEY UNTO RONALD L. PEMBERTON and wife, DONNA JO PEMBERTON

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 Lot No. 29 on the Plan of Hickory Bend Subdivision, Section 7, as of record in Book 3600, page 29, in the Register's Office for said County, to which reference is here made for a more complete description.

Being the same property conveyed to David A. Barnette by deed from Richard Lagerstedt and wife, Lezley Holt Lagerstedt, dated August 29, 1988, recorded August 29, 1988, Book 7638, page 312, Register's Office for Davidson County, Tennessee.

A portion of the consideration for this transfer is the assumption by grantees of the balance of a certain indebtedness payable to CityFed Mortgage Company, as evidenced by a Deed of Trust of record in Book 6645, page 519, Register's Office for Davidson County, Tennessee, with a present principal balance of $57,386.07. The terms of said Deed of Trust and the Note secured thereby are hereby assumed by grantees by virtue of their signatures below.

This conveyance is subject to easements and setback lines shown on plat of record in Book 3600, page 29, and to restrictive covenants of record in Book 3642, page 478, Register's Office for Davidson County, Tennessee, and to any and all easements and restrictions of record.

unimproved ( )
This is improved ( XX ) property, known as 641 Larchwood Drive, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said trace 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 hands this 6th day of August, 19 90

DAVID A. BARNETTE

RONALD L. PEMBERTON

DONNA JO PEMBERTON

**STATE OF TENNESSEE**
**Davidson County**

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named DAVID A. BARNETTE, RONALD L. PEMBERTON, and DONNA JO PEMBERTON

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, Tennessee, this 6th day of August, 19 90

Melissa McCloud, Notary Public

Commission Expires 03-11-91

**STATE OF TENNESSEE**
**Davidson County**

Before me, _____, a Notary Public in and for 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 the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19_____

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
DAVID A. BARNETTE, unmarried

TO
RONALD L. PEMBERTON and wife,
DONNA JO PEMBERTON

9455 08/14 0101 03CHECK 221.50

FELIX Z. WHITSETT, REGISTER
DAVIDSON COUNTY, TN
Aug 14 8 07 AM '90

IDENTIFICATION REFERENCE

48975

**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

| | |
|---|---|
| CAMT | 65000.00 |
| CON TX | 214.50 |
| PRFEE | 1.00 |
| WDEED | 6.00 |
| TOTAL | 221.50 |
| CHECK | 221.50 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/14/90 01 08:09 0001 9455

49975

IDENTIFICATION REFERENCE

AUG 14 8 07 AM '90

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 345889