ASSUMPTION WARRANTY DEED

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FOR AND IN CONSIDERATION of the sum of Ten ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain Trust Deed dated September 30, 1986, of record in Book 6995, page 988, Register's Office for Davidson County, Tennessee, and as assigned by instrument of record in Book 7104, page 76, Register's Office for Davidson County, Tennessee to SouthTrust Mortgage Corporation, and promissory note of even date thereby secured, in the present principal amount of SEVENTY THOUSAND FOUR-HUNDRED SEVENTY-NINE AND 11/100 ($70,479.11) DOLLARS, being payble to the order of SouthTrust Mortgage Corporation, which debt the grantee herein assumes and agrees to pay as part payment of the purchase price.

THE GRANTEE FURTHER HEREBY ASSUMES THE OBLIGATIONS OF FRANK L. WILSON and wife, DEBRA J. WILSON 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.

WE, FRANK L. WILSON and wife, DEBRA J. WILSON, hereinafter called the Grantors, have this day bargained and sold and by these presents do hereby transfer and convey unto JANIE B. BATEY, hereinafter called the Grantee, her heirs and representatives, a certain tract or parcel of land, lying and being located in Davidson County, State of Tennessee, described as follows, to-wit:

BEING LOT NO. 1 on the Plan of Arrowwood Subdivision as of record in Book 6050, page 275, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING THE SAME PROPERTY CONVEYED to Frank L. Wilson and wife, Debra J. Wilson, by Deed from Ruth L. Ragland, unmarried, of record in Book 7081, page 619, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said Grantee, her heirs and representatives, forever.

AND WE DO COVENANT with the said JANIE B. BATEY, that we are lawfully seized and possessed of said land, in fee simple, have a good right to convey it, and that it is unencumbered except as follows:

1. 1990 taxes for Davidson County are liens but not yet due and payable. Said taxes are currently held in an escrow reserve account and are hereby assumed by Grantee.

2. Subject to the Plan of Arrowwood Subdivision, of record in Book 6050, page 275, Register's Office for Davidson County, Tennessee.

3. Subject to a mortgage to Charles W. Bone, Trustee, dated September 30, 1986, and recorded in Book 6995, page 988, Register's Office for Davidson County, Tennessee, in the sum of $72,500.00, payable to the order of Investors Federal Savings Bank, as assigned to SouthTrust Mortgage Corporation, by instrument of record in Book 7104, page 76, Register's Office for Davidson County, Tennessee, which sum JANIE B. BATEY, expressly assumes and agrees to pay; and also hereby assumes and agrees to pay all the obligations of Frank L. Wilson and wife, Debra J. Wilson, 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; as provided by Title 38, Chapter 37, Section 1801, et seq., U.S.C.A., and the Regulations promulgated pursuant thereto.

AND WE FURTHER COVENANT AND BIND OURSELVES, our heirs and representatives, to warrant and forever defend the title to said property, to the said Grantee, her heirs and representatives, against the lawful claims of all persons, whosoever.

WITNESS OUR HANDS, on this the 20 day of September, 1990.

Frank L. Wilson
FRANK L. WILSON

Debra J. Wilson
DEBRA J. WILSON

****

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

PERSONALLY APPEARED BEFORE ME, the undersigned, a Notary Public in and for said County and State, the within named FRANK L. WILSON and wife, DEBRA J. WILSON, the Bargainors, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Franklin, Tennessee, this 20 day of September, 1990.

April 21, 1993
My Commission Expires:

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, which ever is greater, is $77,100.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Janie B. Batey
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME this 20 day of September, 1990.

4/21/93
My Commission Expires:

Notary Public

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SEND TAX STATEMENTS TO:

SOUTHTRUST MORTGAGE CORPORATION
P.O. BOX 7344-A
BIRMINGHAM, ALABAMA 35253
wcet 90-2147

NEW OWNER:

JANIE B. BATEY
5020 TROUSDALE DRIVE
NASHVILLE, TENNESSEE
MAP & PARCEL #146-12-122

59043

RECEIVED FOR RECORD
SEP 21 10 59 AM '90

0958 09/21 0101 03CHECK 264.43

This Instrument Prepared By:
PATRICIA QUINN ROBERTSON, ATTORNEY
308 Public Square
Franklin, Tennessee 37064

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8200 PAGE 615

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 77100.00
CON TX 254.43
PRFEE 1.00
WDEED 9.00
TOTAL 264.43
CHECK 264.43

09/21/90 01 11:03 0001 0958

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

59043

IDENTIFICATION REFERENCE

SEP 21 10 59 AM '90

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

No. 357579