mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
112 Long Hollow Pike, Suite 301
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNER:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP/PARCEL
Roger Clarence Mayes, et ux 809 Porter Road Nashville, TN 37206	National Mortgage Company 4041 Knight Arnold Road Memphis, TN 38118	Map 83-7 Parcel 119 Field Book I.D. #27W 04985

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, including the assumption and payment of one certain Note dated November 9th, 1979, executed by Thomas J. Fitzpatrick and wife, Mary Evelyn Fitzpatrick, secured by a Deed of Trust to Roy B. Daniel, Trustee, of record in Book 5528, page 398, Register's Office for Davidson County, Tennessee, to secure to Churchill Mortgage Corporation the original principal amount of $47,000.00, said Deed of Trust now owned and held by National Mortgage Company, which the GRANTEE herein assumes and agrees to pay and hold GRANTOR harmless from same, the receipt all of which is hereby acknowledged, WE, THOMAS J. FITZPATRICK and wife, MARY EVELYN FITZPATRICK, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do hereby transfer and convey unto ROGER CLARENCE MAYES and wife, KANDY MARIE MAYES, hereinafter referred to as 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. 17, Block A on the plan of Tillman Subdivision, Part 1, of record in Book 1130, page 29, Register's Office for said County.
>
> Said Lot No. 17 fronts 75 feet on the southeasterly margin of Porter Road and extends back 235 feet, more or less, on the northeasterly line and 268 feet, more or less, on the southwesterly line to a dead line in the rear, measuring 85 feet, more or less, thereon.
>
> Being the same property conveyed to Thomas J. Fitzpatrick and wife, Mary Evelyn Fitzpatrick by deed from Commerce Union Bank, Executor of the Estate of Hazel Hawkins Kerr, of record in Book 5528, page 395, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estates, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

And, GRANTORS do covenant with the said GRANTEES, that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. 1990 taxes, which have been paid.

2. Those matters as they appear on the Plan of record in Book 1130, page 29, said Register's Office.

3. Deed of Trust executed by Thomas J. Fitzpatrick and wife, Mary Evelyn Fitzpatrick to Roy B. Daniel, Trustee, of record in Book 5528, page 398, Register's Office for Davidson County, Tennessee.

The GRANTORS represent and warrant that the present existing balance of the mortgage loan in favor of Churchill Mortgage Corporation, as evidenced by the Deed of Trust of record in Book 5528, Page 398, Register's Office for DAVIDSON County, Tennessee, as hereinabove recited and now owned and held by National Mortgage Company, is $43,013.43.

And GRANTORS do further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to the land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 27th day of November, 1990.

GRANTEES:

Roger Clarence Mayes
ROGER CLARENCE MAYES

Kandy Marie Mayes
KANDY MARIE MAYES

GRANTOR:

Thomas J. Fitzpatrick
THOMAS J. FITZPATRICK

Mary Evelyn Fitzpatrick
MARY EVELYN FITZPATRICK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS J. FITZPATRICK and wife, MARY EVELYN FITZPATRICK, a single man, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 27th day of November, 1990.

Kathy Burnett White
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 12-29-93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the aforesaid County and State, personally appeared ROGER CLARENCE MAYES and wife, KANDY MARIE MAYES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office on this the 27th day of November, 1990.

Kathy Burnett White
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 12-29-93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $62,000.00.

Kandy Marie Mayes
AFFIANT

Sworn to and subscribed before me, this the 27th day of November, 1990.

NOTARY PUBLIC

My Commission Expires: 12-29-93

NOTARY PUBLIC AT LARGE

0638 11/28 0101 03CHECK 214.60

75357

IDENTIF. TREFERENCE

Nov 28 [illegible] '90

DAVIDSON COUNTY TN.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8244 PAGE 682

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 62000.00
				CON TX 204.60
				PRFEE 1.00
				WDEED 9.00
				TOTAL 214.60
				CHECK 214.60
11/28/90	01			10:30 0001 0638

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

75357

IDENTIF. TREFERENCE

Nov 28 10 31 AM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 376606