WARRANTY DEED

BOOK 8260 PAGE 978

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER]
[IS GREATER, FOR THIS TRANSFER IS $54,511.52]

Affiant

[SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF DECEMBER, 1990

Notary Public

[MY COMMISSION EXPIRES: 1-23-94
(AFFIX SEAL)

NOTARY PUBLIC • DAVIDSON COUNTY

[THIS INSTRUMENT WAS PREPARED BY
[Harold E. Collins, Attorney, 4800 Charlotte Avenue, Nashville, TN 37209]

NAME	ADDRESS	
[ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
[Gerald L. Hemmer	Chemical Mortgage Co.	Map 103-3
(NAME)	(NAME)	
[Rt. 2, River Road	101 East Town Street	Parc. 264
(ADDRESS)	(ADDRESS)	
[Nashville, Tennessee 37209	Columbus, OH 43215	25W05780
[(CITY) (STATE) (P.O.ZIP)	(CITY)(STATE)(ZIP)]	

FOR AND IN CONSIDERATION OF THE SUM OF FIFTY FOUR THOUSAND FIVE HUNDRED ELEVEN AND 52/100 DOLLARS ($54,511.52), OF WHICH FOUR THOUSAND DOLLARS ($4,000.00) CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTOR FOR WHICH THE HEREINAFTER NAMED GRANTEE ACKNOWLEDGES RECEIPT THEREFORE, AND FOR THE REMAINING $50,511.52 GRANTEE HAS AGREED TO ASSUME AND PAY SAID AMOUNT AS EVIDENCED BY DEED OF TRUST EXECUTED BY JERITZA W. LOWREY TO D. GENE MERRILL/FREDRICK E. BROOKS, TRUSTEE, OF RECORD IN BOOK 6984, PAGE 727, SAID REGISTER'S OFFICE, DATED SEPTEMBER 16, 1986, TO SECURE TO ATLANTIC COAST MORTGAGE CO., AN INDEBTEDNESS IN THE AMOUNT OF $51,900.00. SAID LIEN BEING SUBSEQUENTLY ASSIGNED TO CHEMICAL MORTGAGE CO. IN BOOK 6984, PAGE 732, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 16, 1986. THIS AGREEMENT EFFECTIVE AND RETROACTIVE TO 12/01/90.

I, Jeritza W. Lowrey Sawyers, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gerald L. Hemmer, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 12 of Block 19 on the plan of a part of Sylvan Park, of record in Book 332, page 104, Register's Office for said County.

Said Lot No. 12 fronts 60 feet on the northerly margin of Colorado Avenue, formerly 9th Avenue, and extends back between parallel lines 160 feet to an alley in the rear.

Being the same property conveyed to Jeritza W. Lowrey by deed from Thelma D. Heflin, unmarried, or record in Book 6984, Page 724, and the same property conveyed to Jeritza W. Lowrey by deed from Elbert W. Heflin, unmarried of record in Book 8256, Page 156, R.O.D.C., Tennessee. The said Jeritza W. Lowrey and Jeritza W. Lowrey Sawyers being one and the same person.

Ken Sawyers, husband of Grantor joins in this conveyance for the express purpose of conveying any and all right, title and interest he has in and to the above described property by virtue of being married to the said Grantor.

Gerald L. Hemmer joins in this conveyance for the express purpose of acknowledging his assumption and agreement to pay the balance of the principal amount of the mortgage pursuant to the terms and conditions as set forth in the Deed of Trust of record in Book 6984, Page 727 R.O.D.C., Tennessee and his agreement to hold Grantor harmless from any payment thereon.

100 48th Avenue North, Nashville TN 37209
(House Number) (Street) (City) (State) (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 GRANTOR, her heirs and assigns, forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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 hands this 17TH day of DECEMBER, 1990.

Jeritza W. Lowrey Sawyers
JERITZA W. LOWREY SAWYERS

Gerald L. Hemmer
GERALD L. HEMMER

Ken Sawyers
KEN SAWYERS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

0712 12/20 0101 03CHECK 186.85

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeritza W. Lowrey Sawyers, Ken Sawyers and Gerald L. Hemmer, 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 17TH day of DECEMBER, 1990.

Harold E. Collins
NOTARY PUBLIC

My commission expires: 1-23-94

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

80756

IDENTIF. TREFERENCE

DEC 20 9 04 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

PICK-UP

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8260 PAGE 980

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 54511.52
CON TX 179.85
PRFEE 1.00
MDEED 6.00
TOTAL 186.85
CHECK 186.85
12/20/90 01 09:04 0001 0712

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80756

IDENTIF. TREFERENCE

DEC 20 9 04 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 383111