BOX 15

BOOK 8261 PAGE 515

80983

IDENTIF. TREFERENCE

DEC 20 1 35 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 91,447.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF November 1990

Notary Public

MY COMMISSION EXPIRES: May 26, 1993
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, Tn. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Michael W. Tompkins	Sovran Mortgage Corporation	150-7-402
(NAME)	(NAME)	
3425 Country Way	201 East Cary Street	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Richmond, VA 23219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, S. Davis Rittenberry and wife, Janice S. Rittenberry

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael W. Tompkins, unmarried

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. 383 on the Final P.U.D. Plan of Towne Village of the Country, Section Four-B, as of record in Book 6250, page 496, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to S. Davis Rittenberry and wife, Janice S. Rittenberry by deed from Russell Lee McCallum, unmarried, of record in Book 7960, page 260, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Said conveyance is subject to such easements, covenants, restrictions, and other matters as are of record and pertain to the aforesaid Property as of the date hereof including, but not limited to, a Deed of Trust/Mortgage executed by S. Davis Rittenberry and Janice S. Rittenberry to William E. Brown, Trustee dated September 29, 1989, to secure to Security Financial & Mortgage Corporation or its successors in interest thereunder (the "Noteholder") the payment of a Note dated September 29, 1989, (the "Note"), executed by S. Davis Rittenberry and Jancie S. Rittenberry payable to the order of said Noteholder. Said Deed of Trust/Mortgage is recorded at Page 263 , in Deed Book 7960 in the Clerk's Office/Recorder's Office of the Circuit Court of the City/County of Davidson.

The total outstanding indebtedness to the Noteholder under the Note as of the date hereof is Eighty-Seven Thousand, Nine Hundred Forty-Seven Dollars and 03/100 ($87,947.03) and Michael Wayne Tompkins by execution hereof agree to be bound by the terms, conditions, and covenants of said Note and Deed of Trust/Mortgage, to *see page

unimproved ( )
This is improved (X) property, known as 3425 Country Way, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 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 hand S this 15th day of October, 19 90

S. Davis Rittenberry

Michael W. Tompkins

Janice S. Rittenberry

DCTN01W 12/88 First Data Systems, Inc 1-800-626-5427

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named S. Davis Rittenberry and wife, Janice S. Rittenberry

the bargainor S, 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 15th day of October, 1990

Commission expires 2-13-94

Lesia Slaughter
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

continued from page 1
*assume the timely payment of all sums, including the total outstanding indebtedness.

As evidenced by the signature of its duly authorized officer below, the Noteholder hereby consents to this Deed/Mortgage and Assumption Agreement. Notwithstanding anything herein to the contrary, Noteholder also hereby agrees that S. Davis Rittenberry and Janice S. Rittenberry will be released of liability on the Deed of Trust/Mortgage and Note.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of November, 1990, before me personally appeared Michael W. Tompkins, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

My Commission Expires: May 26, 1993

Larry J. Westbrook
NOTARY PUBLIC

WARRANTY DEED

FROM: S. Davis Rittenberry and wife, Janice S. Rittenberry

TO:

RETURN TO: Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, Tn. 37215

0977 12/20 0101 CHECK 308.62

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8261 PAGE 517

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 91447.00
CON TX 301.62
PRFEE 1.00
WDEED 6.00
TOTAL 308.62
CHECK 308.62

12/20/90 01 13:33 0001 0977

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80983

IDENTIF. REFERENCE

DEC 20 1 35 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 383375