Mail

This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
2232 North Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Alan D. Peterson and Deanna Peterson
701 Mercer Drive
Hermitage, Tennessee 37076

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
AmSouth Mortgage Company, Inc.
P. O. Box 847
Birmingham, Alabama 35201

MAP AND PARCEL:
MAP 75
GROUP 11
PARCEL 128.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, The Village Baptist Church, Inc., hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Alan D. Peterson and wife, Deanna Peterson, 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:

> Being Lot No. 74A of the Zone Lot Division of Lot Nos. 1, 2, 3 and 74 through 82 of the Meadows of Tulip Grove, Section 1, of record in Book 6250, page 304, amending the Plan of record in Book 5200, page 612, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to The Village Baptist Church, Inc. by deed from Kenneth R. Miller and Diana L. Miller dated November 22, 1988, as of record in Book 7710, page 880, Register's Office for Davidson County, Tennessee.

This is improved property known as 701 Mercer Drive, Hermitage, TN 37076.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to restrictive covenants of record in Book 6291, page 899, Register's Office for Davidson County, Tennessee; and subject to all of the facts, conditions and limitations shown on the Plat of record in Plat Book 6250, page 304, said Register's Office, including a 20 foot minimum building setback line from Mercer Drive; and a 10 foot easement for public utilities and drainage along the rear line(s) of said lot.

As a portion of the consideration for this conveyance, as evidenced by Grantees' acceptance of this deed, Grantees herein assume and promise to pay as due, and Grantees agree to indemnify

and hold Grantor harmless from any further or future liability associated with, the existing first mortgage indebtedness owed to AmSouth Mortgage Company, Inc., commencing with the payment due January 1, 1991, and which mortgage indebtedness is evidenced by an instrument of record in Book 6493, page 76, Register's Office for Davidson County, Tennessee. The escrow account as it relates to this property is transferred to Grantees, as is the hazard insurance. Real property taxes for 1990 have been settled between the parties, and are the responsibility of Grantees.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Alan D. Peterson and wife, Deanna Peterson, their heirs and assigns, forever; and The Village Baptist Church, Inc., does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and the said Grantor does further covenant and bind itself, its successors, assigns 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this the 21st day of December, 1990.

Village Baptist Church Inc. by Phillip L. Swindoll its trustee

The Village Baptist Church, Inc.
By: Phillip L. Swindoll, its Trustee

STATE OF TENNESSEE)
COUNTY OF WILSON)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Phillip L. Swindoll, 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 Trustee (or other officer authorized to execute the instrument) of the The Village Baptist Church, Inc., the within named bargainor, a corporation, and that he as such Trustee, executed the within Warranty Deed for the purposes stated therein by signing the name of the corporation by himself as such Trustee.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 21st day of December, 1990.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: March 13, 1993

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 46,725.06.

Deanna L. Peterson
AFFIANT

Subscribed and sworn to before me
this 21st day of December, 1990.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: March 13, 1993

1666 12/26 0101 03CHECK 164.11

81490

IDENTIF. REFERENCE

Dec 26 8 57 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8263 PAGE 87

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	46725.06
CON TX	154.11
PRFEE	1.00
MDEED	9.00
TOTAL	164.11
CHECK	164.11

12/26/90 01 08:55 0001 1666

81490

IDENTIF. REFERENCE

DEC 26 8 57 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 384055