Realty 48

FORM No. WD-1

BOOK 8264 PAGE 861

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $ 61,900.00

X Thomas F. Irons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF December 1990

Elizabeth Hunt
Notary Public

MY COMMISSION EXPIRES: January 11, 1992

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY: LASSITER, TIDWELL & TRENTHAM, ATTYS.
P.O. BOX 1369, BRENTWOOD, TN 37024-1369

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE & TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas F. Irons (NAME)	Fireman's Fund Mortgage Corp. (NAME)	
504 Benzing Road (STREET ADDRESS OR ROUTE NUMBER)	27555 Farmington Road (STREET ADDRESS)	162-10 9
Antioch, TN 37013 (CITY) (STATE) (P.O. ZIP)	Farmington Hills, MI 48334 (CITY) (STATE) (ZIP)	

FOR AND IN 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, First Farmers & Merchants National Bank

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas F. Irons and wife, Linda T. Irons

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. 9 on the Plan of Brook View Estates, Section 1, of record in Book 4460, page 103, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to First Farmers & Merchants National Bank by deed from Leader Enterprises, Inc., Trustee, of record in Book 8202, page 384, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 4636, page 317; easement for sewer in Book 4653, page 724; and all matters as shown on the plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a deed of trust to Greater Suburban Mortgage Company, of record in Book 5324, Page 908, and assigned in Book 5643, page 947, Book 6039, page 612, and Book 6195, page 490, said Register's Office, and also the agreement that the escrow account held in connection with the aforesaid deed of trust is hereby transferred to said grantees.

This is unimproved ( ) improved (XX) property, known as 504 Benzing Road, 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 my hand this 26th day of December, 19 90

First Farmers & Merchants National Bank
By: Anthony Beyer V.P.

STATE OF TENNESSEE
COUNTY OF Williamson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anthony Beyer, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Vice-President of the maker or a constituent of the maker and he is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at office in Brentwood, Tennessee, this 26th day of December, 1990.

Elizabeth Hunt
Notary Public

My commission expires: 1/11/92

8 2 0 7 9

DEED

FROM

IDENTIF. REFERENCE

TO

Dec 28 9 34 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

2422 12/28 0101 03CHECK 211.27

Realty Title
Post Office Box 1369
428 Wilson Pike Circle
Brentwood, TN 37024-1369
(615) 377-0620

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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 61900.00
CON TX 204.27
PRFEE 1.00
WDEED 6.00
TOTAL 211.27
CHECK 211.27

12/28/90 01 09:34 0001 2422

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

82079

IDENTIF. TREFERENCE

DEC 28 9 34 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 384799