This instrument prepared by Barbara J. Walker, Attorney at Law, Columbia, Tennessee.

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NEW PROPERTY OWNER:
Mary L. Geer
2929 Selena Dr. -A-9
Nashville, TN. 37211

Tax Map 119
Group 009
Parcel 14-A

SEND TAX BILLS TO:
1st Tenn Bank

MORTGAGEE:
First Tennessee Bank
National Association
Box 84
Memphis, TN 38101-0084

ASSUMPTION DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten ($10) Dollars, cash in hand paid, and other good and valuable considerations and the agreement of Grantee herein who hereby assumes and covenants to perform all the terms and conditions of the obligations set forth in that certain promissory note executed by Geraldine T. Scruggs and delivered to Metropolitan Federal Savings and Loan Association (now having been assigned to First Tennessee Bank National Association) in the original amount of Forty-one Thousand Two Hundred Fifty ($41,250) Dollars dated February 24, 1988, and that certain deed of trust, securing said promissory note of even date therewith, upon the property conveyed in the deed, which deed of trust is recorded in Book 7479, Page 740, in the Davidson County Register of Deeds Office, including, but not limited to, the obligation to repay the debt, I, GERALDINE T. SCRUGGS, a single person, hereinafter called Grantor, have this date bargained and sold and do hereby sell, transfer and convey unto MARY L. GEER, hereinafter called Grantee, her heirs and assigns, the following described real estate, to-wit:

Land in Davidson County, Tennessee, being Unit 9 on the site plan of Kingswood Condominiums, of record in Book 5200, Page 520, Register's Office for Davidson County, Tennessee, together with

the undivided percentage interest in the common elements appurtenant to said unit, as set forth in Exhibit "C" of the Master Deed, as amended, establishing Kingswood Condominiums, of record in Book 6058, Page 320, said Register's Office.

Being the same property acquired by the Grantor herein by deed of record in Book 7479, Page 737, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the Master Deed establishing a horizontal property regime of Kingswood Condominiums, of record in Book 6058, Page 320, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the rights, titles, interests, easements and appurtenances thereunto belonging unto MARY L. GEER, her heirs and assigns, in fee simple forever.

I COVENANT with the said Grantee, her heirs and assigns, that I am lawfully seized and possessed of the said real estate, have a good and lawful right to convey the same, and that it is unencumbered except for the aforementioned Deed of Trust.

I FURTHER COVENANT and bind myself, my heirs and personal representatives that I will forever warrant and defend the title to said real estate unto the Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my signature, this 28th day of March, 1991.

Geraldine T. Scruggs
GERALDINE T. SCRUGGS

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid State and County, the within named Geraldine T. Scruggs, the bargainor, with whom I am personally acquainted or proved to me on the basis if satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained and expressed.

Witness my hand and seal at Nashville, Tennessee, this 28th day of March, 1991.

My Commission Expires:
July 22, 1992

Bobby J. Collier
NOTARY PUBLIC

Davidson COUNTY REGISTER, STATE OF TENNESSEE

I or we hereby swear or affirm that the actual Consideration for this transfer or value of the property transferred whichever is greater is $4058.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Mary T. Green Affiant

Subscribed and sworn before me this 28 day of Mar. 1991

Bobby J. Collier

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02466

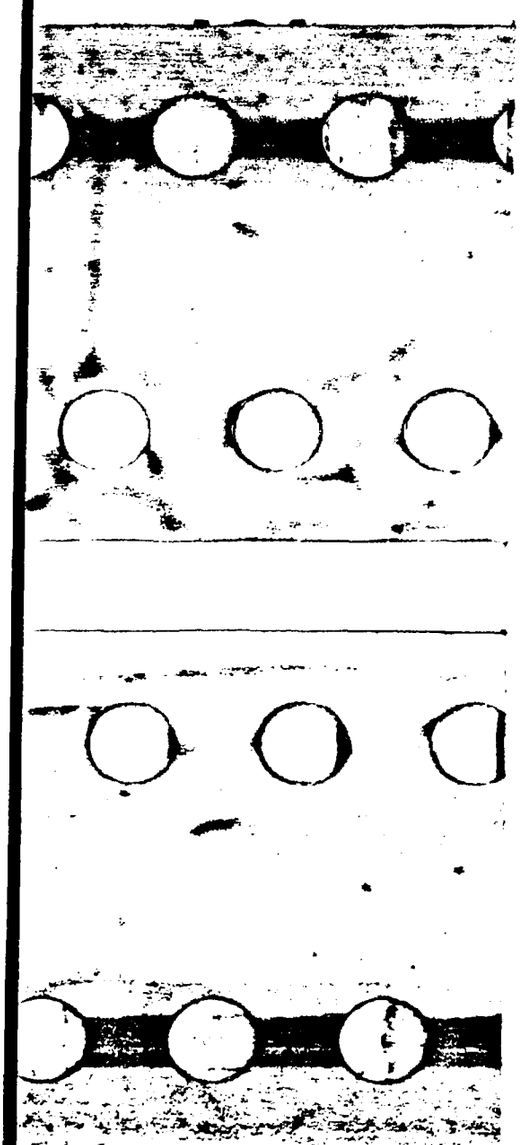
IDENTIF. TREFERENCE

MAR 28 2 13 PM '91

FELIX A. NELSON REGISTER
DAVIDSON COUNTY TN.

7008 03.28 0101 03CHECK 143.65

(3)



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	40515.00
CON TX	133.65
PRFEE	1.00
WDEED	9.00
TOTAL	143.65
CHECK	143.65

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 03/28/91 01 14:13 0001 7408

02466

IDENTIF. REFERENCE

MAR 28 2 13 PM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 408134