PREPARED BY (AND RETURN TO):
**WILKINS & IVEY,** Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (jcb) (Title No: 30963)
Dav. Co. File: Box 8

PERCY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

**State of Tennessee**
**County of Davidson**
The actual consideration or value, whichever is greater, for this transfer is: $ 80991.91

Affiant

Sworn and subscribed before me this 3rd day of July, 1991.

Notary Public

My Comm. Expires: 9/26/92

**ADDRESS NEW OWNER:**
Mary A. Schaffer
106 Sloan Road
Nashville, TN 37209

**MORTGAGEE:**
Sovran Mortgage Corporation
P.O. Box 26388
Richmond, VA 23260-6388

**MAP-PARCEL NUMBERS**
103-08-B-106 C 25W-12115

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned ~~Laurie~~ Laura **F. Omohundro, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mary A. Schaffer,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 106, Building D, Parklane Condominiums, Phase I, Exhibit "B" to Master Deed of record in Book 7376, page 571, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Laura F. Omohundro, unmarried, by deed from Eddy Brown, Successor Trustee, of record in Book 8009, page 788, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 7376, Page 571 and Book 7376, page 580, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Sovran Mortgage Corporation of record in Book 8009, page 791, Register's Office for Davidson County, Tennessee, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

SEE ATTACHED "EXHIBIT A" WHICH IS INCORPORATED HEREIN BY REFERENCE THERETO.

Mary A. Schaffer and Mary Ann Schaffer are one and the same person.

RECEIVED FOR RECORD
Jul 5 2 09 PM '91
2870 8

**This is improved property, known as:** 106 Sloan Road, Nashville, TN 37209

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised 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.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 3rd day of July, 1991.

Laura F. Omohundro

Laura
**State of Tennessee**
**County of Davidson**

Laura
On this 3rd day of July, 1991, before me the undersigned authority, personally appeared ~~Laurie~~ F. Omohundro, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

PERCY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/26/92

Notary Public

"EXHIBIT A" TO DEED FROM LAURA F. OMOHUNDRO TO MARY A. SCHAFFER
FHA ASSUMPTION LANGUAGE



THE APPROVAL OF THIS LOAN IS CONTINGENT UPON INCORPORATING THE FOLLOWING LANGUAGE IN THE TRANSFER DEED. THIS LANGUAGE IS NECESSARY FOR THE SELLER TO BE RELEASED OF LIABILITY AND FOR THE BUYER TO MEET THE UNDERWRITING CONDITIONS REQUIRED.

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 Laura F. Omohundro to D. J. Atkins and Harold I. Brooks, Trustees dated December 20, 1989, to secure to Sovran Mortgage Corporation or its successors in interest thereunder (the "Noteholder") the payment of a Note dated December 20, 1989, (the "Note"), executed by Laura G. Omohundro payable to the order of said Noteholder. Said Deed of Trust/Mortgage is recorded at Page 791 in Deed Book 8009 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-one thousand forty-two and 67/100 Dollars ($81,042.67) and Mary Ann Schaffer by execution hereof agree to be bound by the terms, conditions, and covenants of said Note and Deed of Trust/Mortgage, to assume the timely payment of all sums, including the total outstanding indebtedness.

As is 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 Laura F. Omohundro will be released of liability on the Deed of Trust/Mortgage and Note.

WITNESSETH the following signatures and seals:

Mary Ann Schaffer (SEAL)
Mary Ann Schaffer

AGREED TO:

Laura F. Omohundro (SEAL)
Laura F. Omohundro

CONSENTED TO: SOVRAN MORTGAGE CORPORATION

William G. Stone
Vice President

ATTEST:

Donald W. Courtney
Assistant Secretary

STATE OF VIRGINIA

9191 07/05 0101 03CHECK 306.70

City of Richmond, To-wit:

I, Isabella Axelson, a Notary Public in and for the city aforesaid, in the State of Virginia, do certify that William G. Stone, Vice President, and Donald W. Courtney, Assistant Secretary, respectively of Sovran Mortgage Corporation whose names as such are signed to the foregoing writing, have acknowledged the same before me in my city aforesaid.

My Commission expires on the 30th day of November 1993.
Given under my hand this _____ day of _____, 19___.

Notary Public

ASM40/DL/dw/G1-23.1



**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8392 PAGE 165

| | | |
|---|---|---|
| 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 81991.91
VOID
~~CAMT 81991.91~~
~~CAMT 80991.91~~
CON TX 299.70
PRFEE 1.00
WDEED 6.00
TOTAL 306.70
CHECK 306.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/05/91 01 14:11 0001 9191

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IDENTIFICATION

JUL 5 2 10 PM '91

No. 438239