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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,474.95

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16tn DAY OF August, 19 91

Notary Public

MY COMMISSION EXPIRES: October 9, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisner, Attorney,, 2711 Murfreesboro Rd. #105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Tom Riley (NAME)	Maryland National Mortgage Corp. (NAME)	086-03-0
545 Old Lebanon Dirt Road (STREET ADDRESS OR ROUTE NUMBER)	110 West Road (STREET ADDRESS)	69.00
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Towson, Maryland 21204 (CITY) (STATE) (ZIP)	4D 91856

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, Jonn P. Carpenter and wife, Barbara J. Carpenter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas L. Riley and wife, Faye Riley

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. 65 on tne Plan of Ridgemere, of record in Plat Book 6250, Pages 937, 938 and 939, Register's Office for sai County, to wnicn reference is made for a more complete description.

Being tne same property conveyed to Jonn P. Carpenter and wife, Barbara J. Carpenter by deed of record in Book 7561, Page 404, Register's Office for Davidson County, Tennessee.

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

Tnis conveyance is subject to a certain Deed of Trust securing tne payment of a promissory note to Atlantic Coast Mortgage Company of record in Book 7561, Page 407, and assigned to Maryland National Mortgage Corp., said Register's Office witn a present unpaid balance of approximately $85,774.95, wnicn tne Grantees nerein nereby assume and agree to pay. Tne escrow account in connection witn said loan is nereby transferred to Grantee.

Tne grantee futher assumes tne obligation of tne grantor and/or original mortgagor under tne terms of any instrument, regulations or laws creating tne loan to indemnify tne Department of Veterans Administration or Federal Housing Administration to tne extent of any claim of payment arising from tne guaranty or insurance of tne indebtedness.

This is unimproved ( ) improved (XX) property, known as 545 Old Lebanon Dirt Road, Hermitage, TN 37076
(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 16tn day of August, 19 91

John P. Carpenter

Barbara J. Carpenter

John P. Carpenter

Barbara J. Carpenter

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~John P. Carpenter and wife,~~ Barbara J. Carpenter

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 Antioch, Tennessee, this 16th day of August, 19 91.

Notary Public

Commission Expires October 9, 1991

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

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 _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
John P. Carpenter and wife,
Barbara J. Carpenter

TO
Tom Riley and wife, Faye Riley

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

39983

TWENTIETH REFERENCE

AUG 19 12 29 PM '91

4657 08/19 0101 03CHECK 367.75



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

RECEIVED OF _____

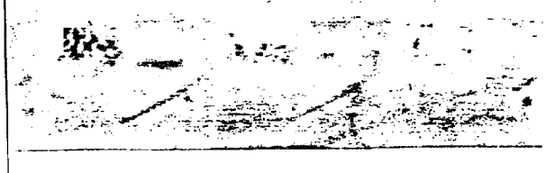
FOR _____

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CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	97474.95
			CON TX	360.75
			PRFEE	1.00
			WDEED	6.00
			TOTAL	367.75
			CHECK	367.75
08/19/91	01		12:30 0001	4657

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



39983.

IDENTIFI REFERENCE

AUG 19 12 29 PM '91

FELIX Z. WILSON, II REGISTER

No. 451184