BOOK 8423 PAGE 990

SEND TAX BILLS TO:
Sovran Mortgage Corp.
P.O. Box 26388
Richmond, Va. 23260-6388

This Instrument Prepared By:
Wm. Carter Conway, Attorney
236 Court Square
Franklin, TN 37064

MAP/PARCEL NO. 05DU77495
162-01-0-C-100.00C0

PICK-UP

Aug 20 11 57 AM '91

IDENTIFICATION REFERENCE

40268

WARRANTY DEED

(ASSUMPTION)

FOR AND IN CONSIDERATION OF the sum of Sixty Four Thousand Four Hundred Eighty Nine Dollars and 42/100 **($64,489.42)** the receipt of which is hereby acknowledged and the assumption by the Grantee as part of the consideration of this conveyance, a certain note and Deed of Trust by and between **Nancy Bass Mears** and **Sovran Mortgage Corporation**, dated November 23, 1988 of record in Book 7712, Page 201, Register's Office of Davidson County, Tennessee, for the principal sum of Sixty Five Thousand Four Hundred Forty Five Dollars ($65,445.00) and a present balance as of date of this Deed of Sixty Four Thousand Four Hundred Eighty Nine Dollars and 42/100 **($64,489.42)** which remains unpaid and the Grantee hereby agrees to assume and pay the same as part of consideration of this conveyance.

I, the Grantor, **JOAN SCRUGGS,** individually and as Executrix/Trustee of the Estate of Nancy Fay Bass Mears, have bargained and sold and do hereby transfer and convey unto the Grantee, **PAUL E. JENNINGS**, his heirs and assigns, the following described tract or parcel of land lying, located and being in Davidson County, Tennessee as follows, to-wit:

A certain Planned Unit Development in Davidson County, Tennessee, being Unit No. 100 on the plan of Phase 2, Hickory Glade, of record in Book 6250, Page 889 as amended in Book 6900, Page 41, Register's Office for said County, to which Plan and Record thereof are incorporated herein and made a part hereof by reference.

This conveyance is made subject to Declaration of covenants, conditions, and restrictions of record in Book 6824, Page 929, re-recorded in Book 6888, Page 896; Book 6824, Page 952, and re-recorded in Book 6898, Page 919, Book 6898, Page 920 and Book 6957, Page 473, Register's Office for Davidson County, Tennessee, and to

the matters set forth in the above referenced plan of record.

BEING the same property conveyed to Nancy Fay Bass Mears by deed of record in Book 7712, Page 109, Register's Office of Davidson County, Tennessee. See also, Will of Nancy Fay Bass Mears of record in Will Book 176, Page 35, Probate Office of Davidson County, TN.

TO HAVE AND TO HOLD said lands with the improvements and appurtenances thereunto belonging to the said Grantee, **PAUL E. JENNINGS**, his heirs and assigns, forever.

I COVENANT with the said Grantee that I am lawfully seized and possessed of said land, having a good right to convey it and that it is unencumbered except as follows:

1. Declaration of covenants, conditions and restrictions of record in Book 6824, Page 929, re-recorded in Book 6888, Page 896; Book 6824, Page 952, and re-recorded in Book 6898, Page 896; Book 6898, Page 920 and Book 6957, Page 473, Register's Office of Davidson County, Tennessee.

2. Subject to all matters shown on the Plan of record in Book 6250, Page 889 and amended in Book 6900, Page 41, in said Register's Office.

3. A Deed of Trust hereinabove set forth.

4. State, County and City taxes for the year 1991 which will be prorated date of deed and shall be assumed by the Grantee and pay when due.

5. Applicable building, zoning, health and subdivision regulations.

I DO FURTHER COVENANT and bind myself, my heirs and assigns and representatives to warrant and forever defend the title to the said property to the Grantee, **PAUL E. JENNINGS**, his heirs and assigns forever, against the lawful claims of all persons.

POSSESSION of the premises will be given thirty days from date of Deed.

4978 08/20 0101 03CHECK 248.65

WITNESS my hand on this the 20th day of August, 1991.

Joan Scruggs, Individually and as Executrix/Trustee of the Estate of Nancy Fay Bass Mears, Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, in and for said County and State, the within named **Joan Scruggs**, individually and as Executrix/Trustee of the Estate of Nancy Fay Bass Mears, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal on this the 20th day of August, 1991.

NOTARY PUBLIC

My Commission Expires:
7/22/95

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer or value of the property being assumed is **$64,489.42.**

Affiant

SWORN to and subscribed before me on this the 20th day of August, 1991.

NOTARY PUBLIC

My Commission Expires:
7/22/95



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

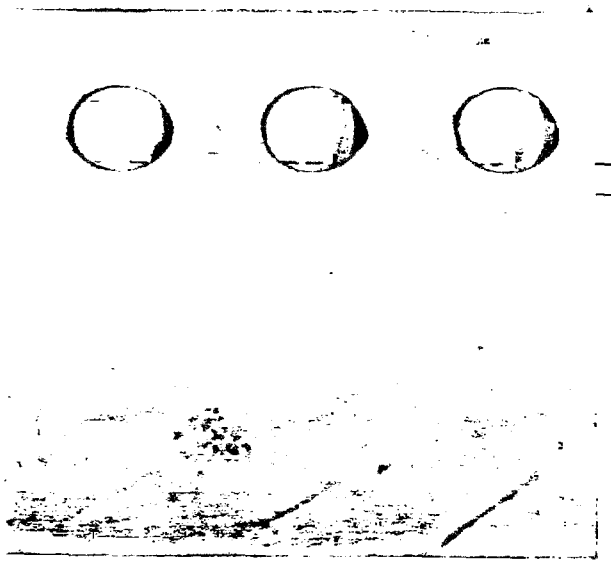
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CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 64489.42
CON TX 238.65
PRFEE 1.00
WDEED 9.00
TOTAL 248.65
CHECK 248.65

08/20/91 01 11:58 0001 4978



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40268

IDENTIFI REFERENCE

AUG 20 11 57 AM '91

FELIX Z. WILSON, II REGISTER DAVIDSON COUNTY TENN.

No. 451502