VV

BOOK 8425 PAGE 644

THIS INSTRUMENT PREPARED BY:
SHELTON HATCHER, ATTORNEY
311 EAST MAIN STREET
HENDERSONVILLE, TENNESSEE 37075
TN SUPREME COURT NO. 2657

OUR FILE NUMBER: R-1337

MAP/GROUP/PARCEL
150-03-0-217

NEW OWNER'S ADDRESS:
3320 COUNTRYHILL ROAD
ANTIOCH, TENNESSEE 37013-1073

SEND TAX BILLS TO:
BOWEST-NYG
P.O. BOX 85101
SAN DIEGO, CA 92186-9935

KATHRYN BROWN, REG. 85136
SUMNER COUNTY, TENN.
RECORDING 8.00
STATE TAX $ 352.24
REG. FEE $ 1.00
TOTAL $ 361.24
REC. NO. 89791

MAIL

Aug 22 10 40 AM '91

4083.3

REC'D AUG 12 1991 AT 9:04 REC. IN Record BOOK 204 PAGE 550
KATHRYN BROWN, REGISTER SUMNER COUNTY, TENN.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which his hereby acknowledged, I, Ronald Douglas Huddleston, unmarried, hereinafter called Grantor, do hereby transfer and convey unto Emil J. Totura and wife, Victoria G. Totura, their heirs and assigns, hereinafter called Grantees, property described as follows:

Land in Davidson County, Tennessee.

BEING Lot No. 69 of Harbor Landing Subdivision, Section 2, a plat of which is of record in Plat Book 6250, Page 352, Register's Office for said county, to which plat reference is hereby made for further description of said property.

BEING the same property conveyed to grantor herein by Deed of record in Book 8402, Page 899, Register's Office for said county.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenant with grantees that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered except for the Deed of Trust hereinafter mentioned and except for current taxes, and encumbrances of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

ASSUMPTION CLAUSE

As part of the purchase price of the above described premises, the grantees hereby expressly assume and agree to pay an existing mortgage evidenced by a Deed of Trust of Record in Book 7194, Page 666, Register's Office for Davidson County, Tennessee, in the original amount of $89,500.00, the same being payable to Bowest Corporation.

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in this Document Unsatisfactory When Received.

GRANTEES execute this Deed as evidence of their assuming and promising to pay the debt hereinabove described.

Ronald Douglas Huddleston

Emil J. Totura

Victoria G. Totura

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Ronald Douglas Huddleston and Emil J. Totura and wife, Victoria G. Totura, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 6th day of August, 1991.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $95,231.01.

AFFIANT

Sworn to and subscribed before me, this the 6th day of August, 1991.

NOTARY PUBLIC

My Commission Expires:

551

5626 08/22 0101 03CHECK 6.00

When Revenue Is Paid By Check, This Receipt is Not Valid Until Check Is Paid By Bank

KATHRYN BROWN
REGISTER
SUMNER COUNTY, TENNESSEE

OFFICIAL RECEIPT

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089791

GALLATIN, TENN. _____

RECEIVED OF _____

TRANSFER _____

MORTGAGE _____

REMARKS _____

AMOUNT _____ CHECK AMOUNT _____

FROM _____

TO _____

RECORDING FEES _____ $ _____

_____ $ _____

OTHER _____ $ _____

STATE TAX TRANSFER TAX $ _____

MORTGAGE TAX $ _____

REGISTER'S FEE $ _____

SUB-TOTAL $ _____

REFUND $ _____

TOTAL $ _____

CHECK NUMBER _____

NOTEBOOK _____ PAGE _____

Kathryn Brown, REGISTER

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING
THIS DOCUMENT UNSATISFACTORY WHEN