Box 1

FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Stanton R. Easley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF September, 19 91

Notary Public

MY COMMISSION EXPIRES: October 9, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Garv B. Fisner, Attornev, 2711 Murfreesboro Rd. #105, Antioch, TN 37013

NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | Mortgagee: and Send Tax Bill To: | MAP-PARCEL NUMBERS |
|---|---|---|
| Stanton R. Easlev (NAME) | America's Mortgage Servicing, Inc. (NAME) | 136-06-0 |
| 227 Clearlake Drive (STREET ADDRESS OR ROUTE NUMBER) | P.O. Box 9410 (STREET ADDRESS) | 69 |
| Nasnville, TN 37217 (CITY) (STATE) (P. O. ZIP) | Gaitnersburg, MD 20898-6010 (CITY) (STATE) (ZIP) | |

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, Andrew J. Zipperer, Jr. and wife, Dimples D. Zipperer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stanton R. Easley and wife, Snirley Easley

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 Countv, Tennessee, being Lot No. 273 on tne Plan of Priest Lake Park Subdivision, Section 5, of record in Plat Book 4460, Page 174, 175 and 176, Register's Office for said Countv, to wnicn reference is made for a more complete description.

Being tne same propertv conveved to Andrew J. Zipperer, Jr. and wife, Dimples D. Zipperer bv deed of record in Book 7317, Page 252, Register's Office for Davidson Countv, Tennessee.

Tnis convevance is subject to anv and all existing restrictions and easements of record.

Tnis convevance is subject to a certain Deed of Trust securing tne pavment of a promissorv note to Mid State Mortgage of record in Book 5507, Page 748, and assigned to America's Mortgage Servicing, Inc., said Register's Office witn a present unpaid balance of approximatelv $65,181.02, wnicn tne Grantees nerein nereby assume and agree to pav. Tne escrow account in connection witn said loan is nereby transferred to Grantee.

Tne grantee futner assumes tne obligation of tne grantor and/or original mortgagor under tne terms of anv instrument, regulations or laws creating tne loan to indemnifv tne Department of Veterans Administration or Federal Housing Administration to tne extent of anv claim of pavment arising from tne guarantv or insurance of tne indebtedness.

This is (unimproved ( ) improved (XX)) property, known as 227 Clearlake Drive, Nasnville, TN 37217 (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 18th day of September, 19 91

Andrew J. Zipperer, Jr. — Andrew J. Zipperer, Jr.

Dimples D. Zipperer — Dimples D. Zipperer

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrew J. Zipperer, Jr. and wife, Dimples D. Zipperer

the bargainors, 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 18th day of September, 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
Andrew J. Zipperer, Jr. and wife, ~~Dimples D. Zipperer~~

TO
Stanton R. Easley and wife, ~~Shirley Easley~~

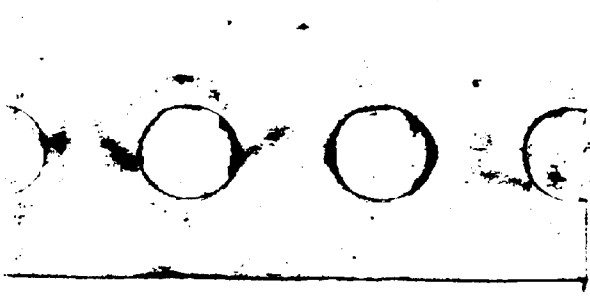
Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

49446

SEP 25 10 48 AM '91

3849 09/25 0101 03CHECK 340.00





**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

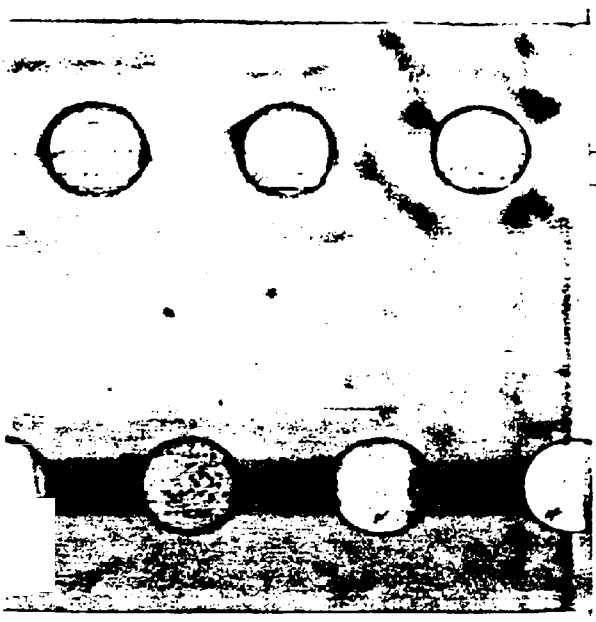
RECEIVED OF _____

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 | 90000.00 |
| CON TX | 333.00 |
| PRFEE | 1.00 |
| WDEED | 6.00 |
| TOTAL | 340.00 |
| CHECK | 340.00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/25/91 01 10:48 0001 3849

49446

SEP 25 10 48 AM '91

No. 462036