Bk-1

BOOK 8536 PAGE 654

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ } At Large

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~40,668.~~ 54

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF January, 19 92

Notary Public

MY COMMISSION EXPIRES: October 9, 1993

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, 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
Timothy Kendrick (NAME)	Gulf States Mortgage Company, Inc. (NAME)	075-11-0
695 Mercer Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 9147 (STREET ADDRESS)	211.0
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Columbus, Georgia 31993-5299 (CITY) (STATE) (ZIP)	4D 91237

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, Mark A. Miller and wife, Kimberly A. Miller

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy Kendrick and wife, Anne Kendrick

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. 76B of the Zone Lot Division of Lot Nos. 1, 2, 3, and 74-82 on the Plan of Meadows of Tulip Grove, Section 1, of record in Plat Book 5200, Page 612 and amended in Book 6250, Page 304, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Mark A. Miller and wife, Kimberly A. Miller by deed of record in Book 7370, Page 603, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to Union Security Mortgage Company of record in Book 7370, Page 606 and assigned to Gulf States Mortgage Company, said Register's Office with a present unpaid balance of approximately $37,368.54, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

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

This is unimproved / improved (XX) property, known as 695 Mercer Drive, 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 24th day of January, 19 92

Mark A. Miller

Kimberly A. Miller

STATE OF TENNESSEE
Davidson County
xxxxxx
At Large

BOOK 8536 PAGE 655

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark A. Miller and wife, Kimberly A. Miller

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 24th day of January, 19 92.

Commission Expires October 9, 1995

Notary Public

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
Mark A. Miller and wife, Kimberly A. Miller

TO
Timothy Kendrick and wife, Anne Kendrick

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

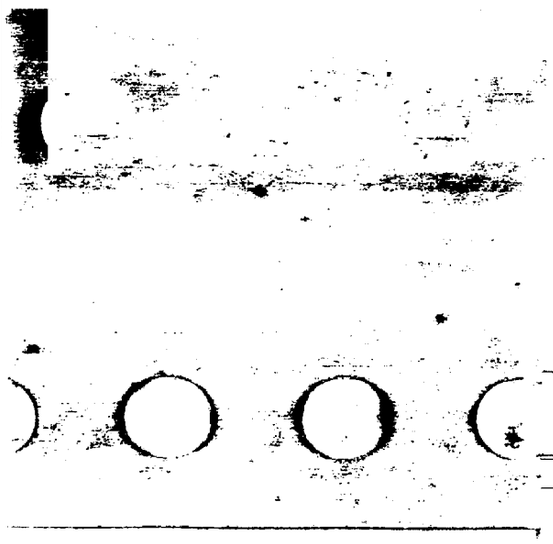
7.9727

IDENTIFICATION REFERENCE

JAN 20 12 51 PM '92

DAVIDSON COUNTY TN

157.59 0424 JL 20 92 TOTO 02 CHECK



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

RECEIVED OF _____ BOOK 8536 PAGE 656

FOR _____

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 40668.54
CON TX 50.59
ERR CO
CON TX 50.59-
CON TX 150.59
PRFEE 1.00
WDEED 6.00
TOTAL 157.59
CHECK 157.59

01/28/92 01 12:52 0001 0424

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.9727

IDENTIFICATION REFERENCE

JAN 28 12 51 PM '92

DAVIDSON COUNTY, TN

No. 496782