Box 37
BW

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Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
W. J. Patterson and wife, Terri A. Patterson 1017 Fitzpatrick Road Nashville, TN 37214	108-4-200	same

This instrument prepared by: Boult, Cummings, Conners & Berry
222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

WARRANTY DEED WITH ASSUMPTION OF
VA LOAN - VA LOAN NO. 7113087

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, BOBBY K. TERRELL, unmarried, and CHRISTA L. COOK, a/k/a CHRISTA L. TERRELL, unmarried (the "Grantors"), have bargained and sold, and by these presents do transfer and convey to W. J. PATTERSON and wife, TERRI A. PATTERSON (the "Grantees"), Grantees' heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year.

2. Restrictive Covenants of record in Book 7216, page 574, Register's Office for Davidson County, Tennessee.

3. Deed of Trust of record in Book 7891, page 715, Register's Office for Davidson County, Tennessee, it being understood that Grantees have assumed the obligation of payment of the indebtedness secured by said Deed of Trust.

This is improved property, known as 1017 Fitzpatrick Road, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantees, Grantees' heirs and assigns, forever.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $110,917.00.

Affiant

Subscribed and sworn to before me this 10th day of March, 1992.

Virginia Highfill
Notary Public
My Commission Expires:
My Commission Expires NOV. 25, 1995

Grantees herein, as part of the purchase price and consideration for this deed, assume and agree to pay the indebtedness evidenced by that certain deed of trust made by the Grantors ("Original Borrower") in favor of Statesman Mortgage Company ("Original Lender"), which deed of trust is recorded in the Register's Office for Davidson County, Tennessee, in Book 7891 and Page 715, and for the same consideration Grantees hereby assume the obligations of Bobby K. Terrell under the terms of the instruments creating the loan to indemnify the Department of Veterans Affairs to the extent of the claim for payment arising from the guaranty or insurance of the indebtedness above mentioned. This liability to the Department of Veterans Affairs is under the authority of Chapter 37, Title 38 of the United States Code, and supersedes any state or local law barring or limiting deficiencies following foreclosure of real property.

Grantors covenant with the Grantees that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, Grantees' heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this Deed this 10th day of March, 1992.

Bobby K. Terrell
BOBBY K. TERRELL

Christa L. Cook a/k/a Christa K. Terrell
CHRISTA L. COOK, a/k/a CHRISTA

L.TERRELL

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me Virginia Highfill, Notary Public, BOBBY K. TERRELL, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of March, 1992.

Virginia Highfill
Notary Public

My Commission Expires NOV. 25, 1995

My Commission Expires:

STATE OF OH

COUNTY OF Stark

Personally appeared before me Jeffrey R. Bushman, Notary Public, CHRISTA L. COOK a/k/a CHRISTA L. TERRELL, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5 day of March, 1992.

Jeffrey R Bushman
Notary Public

My Commission Expires: _____

JEFFREY R. BUSHMAN
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires March 29, 1993

wp:LBLTerWD

EXHIBIT A

Being Lot No. 392 on the Plan of Larchwood, Section Seven of record in Plat Book 6900, page 274, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Bobby K. Terrell, and wife, Christa L. Terrell by deed of record in Book 7891, page 712, Register's Office for Davidson County, Tennessee.

wp:lblterexb

D

7380 03/17 0101 03CHECK 423.33

9318d.

IDENTIFICATION REFERENCE

MAR 17 3 05 PM '98

DAVIDSON COUNTY, TN

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 110917.00
CON TX 410.33
PRFEE 1.00
MDEED 12.00
TOTAL 423.33
CHECK 423.33

03/17/92 01 15:45 0001 7380

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93188.

IDENTIFICATION REFERENCE

MAR 17 3 45 PM '92

DAVIDSON COUNTY, TN

No. 511801