BOOK 8577 PAGE 195

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,939.14

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF March 19 92

Notary Public

MY COMMISSION EXPIRES: September 16, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

LAW OFFICE OF RICHARD MANSON, 1314 Fifth Ave. North, Suite 300, Nashville, Tennessee 37208-2726

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lonnell R. Matthews (NAME)	Meritor Mortgage Corp-East (NAME)	58-11-115
137 Hodge Court (ADDRESS)	3001 Market Street, 2 East (ADDRESS)	
Nashville, TN 37218 (CITY) (STATE) (ZIP)	Philadelphia, PA 19104-2818 (CITY) (STATE) (ZIP)	

FOR AND 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, Mary Newsom Wood, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lonnell R. Matthews and wife, Billie J. Matthews

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:

Being Lot No. 155 on the Plan of Royal Hills, Section 2, which is of record in Book 4660, page 122, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Robert Donald Wood and wife, Mary Newsom Wood by deed from Dock C. McDuffie, III and wife, Linda M. McDuffie of record in Book 6955, Page 816, said Register's Office.

The said Robert Donald Wood having since died.

The grantee hereby assumes and agrees to pay a certain Deed of Trust at Book 6955, page 822.

"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 Robert D. Wood and Mary N. Wood to Meritor Mortgage Corporation-East which deed of trust is recorded in the office of Register of Deeds, in Book 6955, page 822, and note of even date thereby secured, in the original principal amount of $59,489.00, payable to Meritor. And for the same consideration Grantees hereby assume the obligations of Mary Newsom Wood, under the terms of the instruments creating the loan to indemnify the Department of Veterans Affairs to the extent of any claim 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."

( ) unimproved (X) improved property, known as 137 Hodge Court, Nashville, TN 37218
(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 My hand this 16th day of March, 19 92

Mary Newsom Wood

Mary Newsom Wood

CTN01W 12/88 First Data Systems, Inc. 1-800-626-5427

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Newsom Wood, a single person

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of March 19 92

Commission expires September 16, 1995

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such.

Witness my hand and official seal at office at on this the day of 19 .

My commission expires

Notary Public

93262

IDENTIFICATION REFERENCE

MAR 18 8 51 AM '92

DAVIDSON COUNTY, TN

WARRANTY DEED

FROM
Mary Newsom Wood

TO
Lonnell R. Matthews and wife, Billie J. Matthews

RETURN TO:
LAW OFFICE OF RICHARD MANSON
1314 Fifth Ave. North, Suite 300
Nashville, Tennessee 37208-2726

7482 03/18 0101 CHECK 232.33

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 60939.14
CON TX 225.33
PRFEE 1.00
WDEED 6.00
TOTAL 232.33
CHECK 232.33

03/18/92 01 09:51 0001 7482

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93262

IDENTIFICATION REFERENCE

MAR 18 9 51 AM '92

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 511898