WARRANTY DEED FOR TENNESSEE

BOOK 8579 PAGE 356

THIS INDENTURE, made and entered into this 12th day of March ,19 92 , by and between, James E. Sharpe, Jr. and Clarissa L. Sharpe, husband and wife party(ies) of the first part, and John R. Herring, Jr. and Margaret W. Herring, their heirs and assigns, party(ies) of the second part, husband and wife

WITNESSETH: That for and in consideration of the sum of TEN DOLLARS ($10.00), the receipt of which is hereby acknowledged, the said party of the first part has bargined and sold and does hereby bargain, sell, convey and confirm unto the party(ies) of the second part, the following described real estate situated, lying and being in the County of Davidson ,State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 127 on the plan of River Trace Estates, Phase I, Section II of record in Book 6900 at pages 158 and 159, said Register's Office for to which plan reference is hereby made for a more complete description.

The Grantees herein hereby agree to assume and pay the outstanding indebtedness evidenced by a Deed of Trust executed by GRANTORS for the benefit of Mortgage Specialists, Inc. of record in Book 7721 at page 961, said Register's Office.

94004

IDENTIFICATION REFERENCE

MAR 20 9 52 AM '92

DAVIDSON COUNTY, TN

PROPERTY ADDRESS: 3016 Delta Queen Drive, Nashville, Tn 37214

BEING the same property acquired by the party of the first part by deed recorded in Book 7721 at page 958, Registers Office for said County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together will all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party(ies) of the second part, their heirs and assigns in fee simple forever.

SAID CONVEYANCE is made subject to all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above described property; also SUBJECT to any state of facts which an accurate survey of said property would show. Also subject to taxes for the year 1992, and subsequent years.

AND THE SAID part of the first part does hereby covenant with the said party(ies) of the second part that he/she is lawfully seized in fee of the aforedescribed real estate; that he/she has a good right to sell and convey the same; that the title and quite possession thereto he/she will warrant and defend against lawful claims of all persons, claiming same by, through or under him/her no further or otherwise.

IN WITNESS WHEREOF the undersigned has set his/her/their hand and seal on this date first written above.

James E. Sharpe, Jr.

Clarissa L. Sharpe

STATE OF TENNESSEE)
COUNTY OF Davidson) ss

Before me, the undersigned, a Notary Public in and for said State and County, aforesaid, personally appeared James E. Sharpe, Jr. and Clarissa L. Sharpe, _____, who is personally well known to me and known to me to be the person(s) who executed the foregoing instrument of even date and acknowledged the foregoing instrument to be his/her/their free act and deed. husband and wife

WITNESS my hand and seal this 12th day of March, 19 92.

Notary Public
Kenneth C. Kant

My Commission Expires: February 2, 1993

STATE OF TENNESSEE)
COUNTY OF _____) ss

Before me, the undersigned, a Notary Public in and for said State and County, aforesaid, personally appeared _____, who is personally well known to me and known to me to be the person(s) who executed the foregoing instrument of even date and acknowledged that he/she is the _____ of _____, a Corporation/Partnership/Joint Venture and who executed the foregoing instrument as its free act and deed.

WITNESS my hand and seal this _____ day of _____, 19___.

Notary Public

My Commission Expires: _____

MAP AND PARCEL NUMBER: 062-02-0A 127.00CO

STATE OF TENNESSEE, COUNTY OF Davidson,

The actual consideration or value, which ever is greater for this transfer is $64,555.00.

Sworn and Subscribed to before me this 12th day of March, 19 92.

Affiant

Notary Public
Kenneth C. Kant

My Commission Expires: February 2, 1993

Address of New Owner:	Send Tax Bills To:
John R. Herring, Jr.	Transohio Savings Bank
3016 Delta Queen Drive	P.O. Box 93749
STREET ADDRESS	STREET ADDRESS
Nashville, Tn 37214	Cleveland, OH 44101-5749
CITY/STATE/ZIP	CITY/STATE/ZIP

8334 03/20 0101 03CHECK 246.02

PREPARED BY AND PLEASE RETURN TO:

SUPERIOR TITLE & ESCROW SERVICES, INC.
919 WEST MAIN STREET, SUITE U-3
HENDERSONVILLE, TN 37075
(615) 822-9232

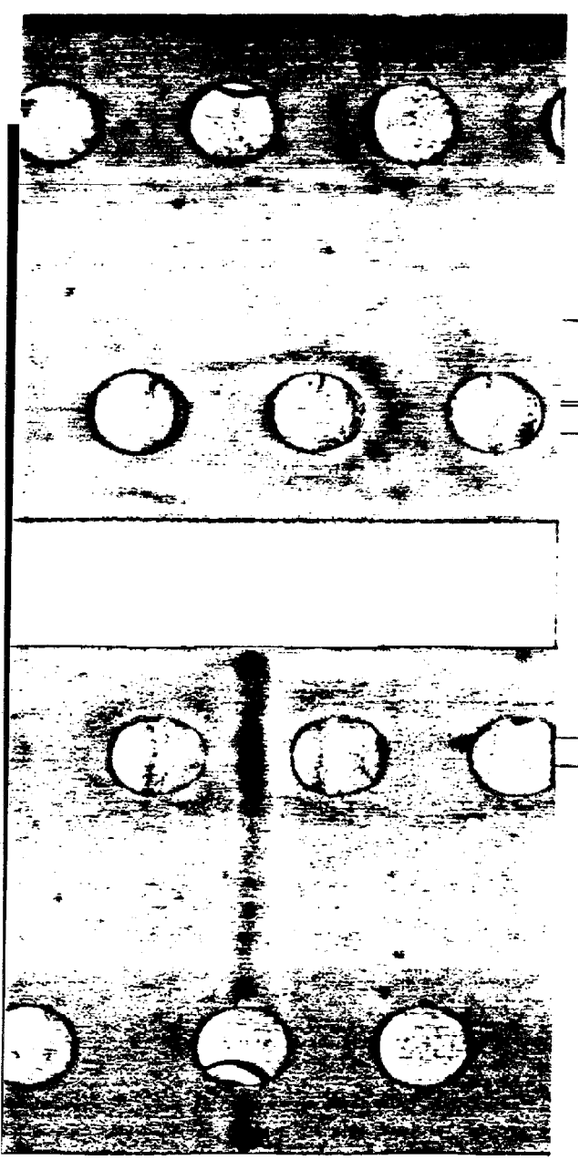
FILE #: 92-0892

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8579 PAGE 358

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 64555.00
				CON TX 239.02
				PRFEE 1.00
				WDEED 6.00
				TOTAL 246.02
				CHECK 246.02
			03/20/92 01	09:51 0001 8334

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94004

IDENTIFICATION REFERENCE

MAR 20 9 52 AM '92

DAVIDSON COUNTY, TN

No. 512740