Mail

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

ANN M. BLACK, ET AL
905 GIBSON DRIVE
MADISON, TN 37115

MAP/PARCEL NUMBER:

MAP 51-4
PARCEL 51

SEND TAX BILLS TO:

SOURCE ONE MORTGAGE
P.O, BOX 1800
FARMINGTON HILLS, MI 48333

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $49,080.00, THIS 1ST DAY OF MAY, 1992.

Ann M Black
AFFIANT

Subscribed and sworn to me, this the 1ST day of MAY, 1992.

Notary Public
My commission expires: 5-4-93

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, including a certain indebtedness from CHERI L. RUMPH, UNMARRIED, to William D. Castleman, Trustee, as evidenced by a Deed of Trust of record in Book 6930, page 685, the liability for which the Grantees hereby expressly assume and hold Grantor harmless from same, the receipt and sufficiency of which are hereby expressly acknowledged, I, CHERI L. RUMPH, UNMARRIED, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said ANN M. BLACK, ROBERT S. BLACK AND THOMAS M. BLACK, JR., hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 905 GIBSON DRIVE, MADISON, TN 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, I covenant that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind MYSELF and MY heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 1ST day of MAY, 1992.

CHERI L. RUMPH

ANN M. BLACK

ROBERT S. BLACK

THOMAS M. BLACK, JR.

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHERI L. RUMPH, UNMARRIED, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 1ST day of MAY, 1992.

notary public

My commission expires: 5-11-92.

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANN M. BLACK, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 1ST day of MAY, 1992.

Lenora C. Allen
notary public

My commission expires: 5-11-92

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT S. BLACK, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 1ST day of MAY, 1992.

Lenora C. Allen
notary public

My commission expires: 5-11-92

STATE OF FLORIDA :

COUNTY OF ORLANDO :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS M. BLACK, JR., the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Orlando, FLORIDA, on this the 6th day of MAY, 1992.

Phillis A Lewis
notary public

My commission expires:

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES FEBRUARY 12, 1995
BONDED THRU HUCKLEBERRY & ASSOCIATES

EXHIBIT 'A'

Being Lot No. 72 on the Plan of STRATTON HEIGHTS as of record in Book 1835, page 13, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Cheri L. Rumph, unmarried, by Warranty Deed from Peter H. Metzner, of record in Book 6930, page 682, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1992 and all future years.

2. All matters set forth on Plan of Stratton Heights, of record in Plat Book 1835, page 13, Register's Office for Davidson County, Tennessee, which plan shows the following: a 30-foot minimum building setback line from Gibson Drive and a 10-foot utility anchor easement located on the rear corner of said lot.

3. Sewer easement across the rear portion of said lot to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5272, page 378, Register's Office for Davidson County, Tennessee.

4. Deed of Trust from Cheri L. Rumph, unmarried, to William D. Castleman, Trustee, of record in Book 6930, page 685, said Register's Office, to secure to CFS Mortgage Corporation the payment of one note dated June 19, 1986, in the original principal amount of $40,900.00, due and payable as set forth therein.

09176

IDENTIFICATION REFERENCE

MAY 11 9 00 AM '92

54673 05/11 0101 03CHECK 194.59

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ 5464 05/11 0101 03CHECK 0.00

FOR _____

BOOK 8623 PAGE 148

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

MAMT 49080.00
CON TX 181.59
PRFEE 1.00
WDEED 12.00
TOTAL 194.59
CHECK 194.59

05/11/92 01 09:02 0001 5463

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09176

IDENTIFICATION

MAY 11 9 00 AM '92

VOID

MAMT 49080.00-
CAMT 49080.00
TOTAL 0.00
CHECK 0.00

05/11/92 01 09:02 0001 5464

No. 529697