mail

This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
2542 North Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

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ADDRESS NEW OWNER:
Allie M. Adair
3029 Casa Drive
Nashville, Tennessee 37214

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Mellon Mortgage Company
3100 Travis Street, P.O. Box 2885
Houston, Texas 77252

MAP AND PARCEL:
Map 108-03-0
Group
Parcel 88

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Robert Lee Wood Jr. and wife, Mary Kay Wood,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Allie M. Adair,** unmarried, hereinafter called the Grantee, her 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. 43B on the plan of Zone Lot Division Lots 42-48 and 102-107, Section Five, Patio Villa, of record in Book 5200, page 686, Register's Office for said County.
>
> Said Lot No. 43B fronts 31.50 feet on the southwesterly margin of Casa Drive and extends back 238.59 feet on the northwesterly line and 234.63 feet on the southeasterly line to a dead line in the rear, measuring 31.74 feet thereon.
>
> This is the same description as the prior deed of record.
>
> Being the same property conveyed to Robert Lee Wood Jr. by deed from Robert L. Wood and Fred C. Dance, dated May 12, 1986, as of record in Book 6862, page 405, Register's Office for Davidson County, Tennessee. Mary Kay Wood, wife of the said Robert Lee Wood, joins in this conveyance.

This is improved property known as 3029 Casa Drive, Nashville, TN 37214.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is subject to Master Deed and By-Laws, which contain restrictive covenants, liens and other matters of record in Book 5970, page 829; as amended in Book 6406, page 799; restrictions in Book 6199, page 70, all in said Register's Office for Wilson County, Tennessee, to which instrument reference is here made.

Real property taxes for 1992 have been settled between the parties, and are the responsibility of Grantees.

This instrument prepared without title search, none having been requested, from documents and information provided by the parties.

As a portion of the consideration for this conveyance, as evidenced by Grantee' acceptance of this deed, Grantee herein assumes and promises to pay as due, and Grantee agrees to indemnify and hold Grantors harmless from any further or future liability associated with, the existing first mortgage indebtedness on the subject property owed to Mellon Mortgage Company, commencing with the payment due on June 1, 1992, and which mortgage indebtedness is evidenced by an instrument of record in Book 6862, page 409, Register's Office for Davidson County, Tennessee. The escrow account relating to the loan being assumed is transferred to the Grantee, as is the hazard insurance.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Allie M. Adair, unmarried, her heirs and assigns, forever; and we, Robert Lee Wood Jr. and wife, Mary Kay Wood, do covenant with the said Grantee 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 Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 2nd day of June, 1992.

Robert Lee Wood Jr.

Robert Lee Wood Jr.

Mary Kay Wood

Mary Kay Wood

STATE OF TENNESSEE)
COUNTY OF WILSON)

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Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Robert Lee Wood Jr. and wife, Mary Kay Wood, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 2nd day of June, 1992.

Patricia M. Dunn
NOTARY PUBLIC

PATRICIA M. DUNN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: March 13 , 1993

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 44,904.18.

Affie M Allain
AFFIANT

Subscribed and sworn to before me
this 2nd day of June, 1992.

Patricia M. Dunn
NOTARY PUBLIC
My Commission Expires: March 13 , 1993

PATRICIA M. DUNN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

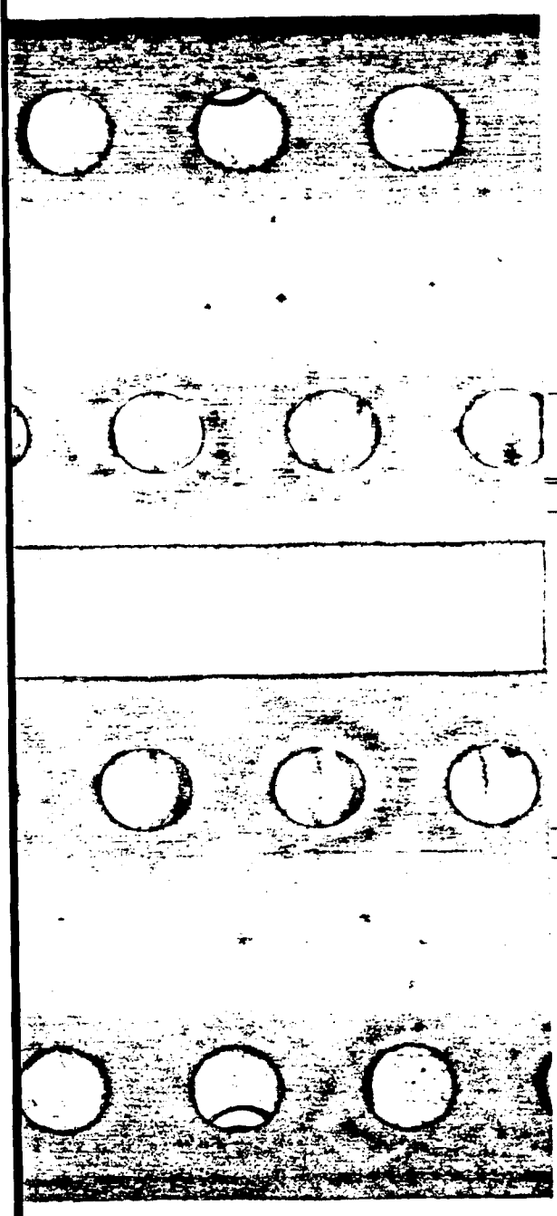
18079

IDENTIF. REFERENCE

JUN 10 9 39 AM '92

FELIX A. ROBERTSON, REGISTER
DAVIDSON COUNTY TN.

7803 20/10 0101 07CHECK 17.15



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 44904.17
				CON TX 166.15
				PRFEE 1.00
				WDEED 9.00
				TOTAL 176.15
				CHECK 176.15
			06/10/92 01	09:38 0001 9803

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1807 95

IDENTIF. REFERENCE

JUN 10 9 39 AM '92

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN.

No. 539567