BOOK 8653 PAGE 318 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June 19 92

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 21, 1992

THIS INSTRUMENT WAS PREPARED BY
STEVEN G. WATERS - 3401 WEST END AVE., SUITE 670 - NASHVILLE, TN 37203

NAME		ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO		MAP-PARCEL NUMBERS
William Falcone	BancPLUS Mortgage Corporation		142-10-0 045.00
(NAME)	(NAME)		
7424 George Gaines Road	P. O. Box 47524		9D 23610
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)		
Nashville, TN 37221	San Antonio, TX 78265		
(CITY) (STATE) (P.O. ZIP)	(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, Steve Applebaum and wife, Laurie Ford Applebaum

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Falcone

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.

LAND in Davidson County, Tennessee, being Lot No. 28 on the Plan of Harpeth Estates, Section 2, as of record in Book 4175, page 23, 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 Steve Applebaum by deed from Gary S. Bennett and wife, Mable H. Bennett of record in Book 7041, page 55, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 4249, page 17, said Register's Office.

Storm Sewers and/or Sanitary Sewer Easement of record in Book 6678, page 704, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to Dominion Bancshares Mortgage Corporation of record in Book 6257, page 714, Register's Office for Davidson County, TN, and also that the escrow acount in connection with the aforesaid deed of trust is hereby transferred to the said grantees. The aforesaid deed of trust has since been assigned to BancPLUS Mortgage Corporation.

Laurie Ford Applebaum herein joins to convey any and all right and interest she may have; especially her marital rights.

*SEE ATTACHED VA ASSUMPTION CLAUSE

unimproved ( ) property, known as 7424 George Gaines Road, Nashville, TN 37221
This is improved (XX) (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 ~~our~~ hand s this 15th day of June, 19 92

Steve Applebaum

Laurie Ford Applebaum

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steve Applebaum and wife, Laurie Ford Applebaum

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of June 19 92

Commission expires My Commission Expires Nov. 21, 1992

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he / they) 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

WARRANTY DEED

FROM
Steve Applebaum

TO
William Falcone

RETURN TO:
Hallmark Title Company
3401 West End Ave., Suite 670
Nashville, TN 37203

STEVEN G. WATERS
Attorney at Law

VA ASSUMPTION CLAUSE

THE GRANTEES HEREBY ACKNOWLEDGE THAT THERE IS A GOOD AND SUFFICIENT TRUST DEED ON THE DESCRIBED PROPERTY WHEREIN BANCPLUS MORTGAGE CORPORATION, IS THE MORTGAGEE, SAID TRUST DEED BEING OF RECORD IN BOOK 6257, PAGE 714, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MARCH 9, 1984, AND THE GRANTEES HEREBY ASSUME AND AGREE TO PAY SAID TRUST DEED AND TO BE BOUND BY ALL OF THE PROVISIONS OF THE SAID TRUST DEED TO THE SAME EFFECT THAT THE SIGNERS OF THE SAID DOCUMENT AS MORTGAGORS ARE BOUND, AND ALSO HEREBY ASSUME THE OBLIGATION OF GARY S. BENNETT AND WIFE, MABLE H. BENNETT UNDER THE TERMS OF THE INSTRUMENTS CREATING THE LOAN TO INDEMNIFY THE VETERANS ADMINISTRATION TO THE EXTENT OF ANY CLAIM PAYMENT ARISING FROM THE GUARANTY OR INSURANCE OF THE INDEBTEDNESS ABOVE MENTIONED.

6/15/92
Steve Applebaum

6/15/92
William Falcone

6/15/92
Laurie Ford Applebaum

STATE OF TENNESSEE
COUNTY OF DAVIDSON

SWORN TO AND SUBSCRIBED BEFORE ME THIS 15TH DAY OF JUNE, 1992.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

My Commission Expires Nov. 21, 1992

1'9854

IDENTIF. TREFERENCE

JUN 16 2 42 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

PICK-UP

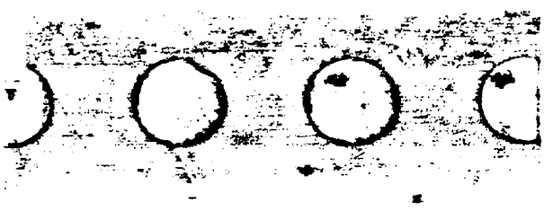
1832 06/16 0101 03CHECK 370.75

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

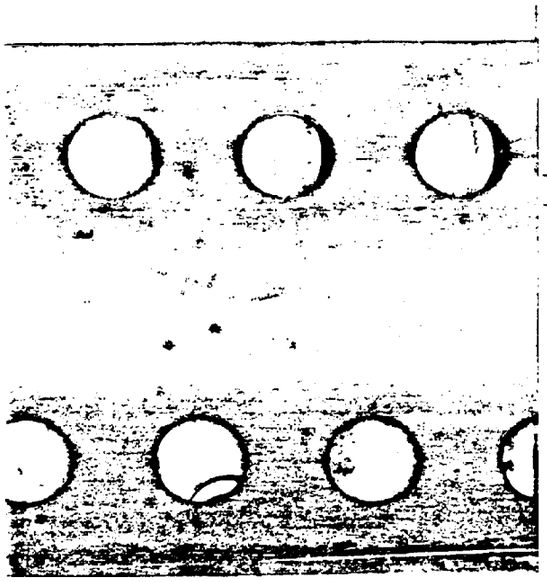
FOR _____

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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 97500.00
CON TX 360.75
PRFEE 1.00
MISC 9.00
TOTAL 370.75
CHECK 370.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/16/92 01 14:43 0001 1832

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IDENTIF. REFERENCE

JUN 16 2 42 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 541577