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

BOOK 8657 PAGE 207

ADDRESS NEW OWNER:
Dorothy M. Bush
4290 A-B Sweden Drive
Hermitage, Tennessee 37076

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Standard Federal Savings Bank
P.O. Box 9481
Gaithersburg, Maryland 20898-9481

MAP AND PARCEL:
Map 75-6
Group
Parcel 125

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, **Harvey A. Perdue and wife, Martha Delores Perdue**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Dorothy M. Bush**, a widow, 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. 13 on the Plan of Hermitage Estates, Section 5 of record in Book 4175, page 67, Register's Office for said County, to which reference is made for a more complete description.
>
> This is the same description as the prior deed of record.
>
> Being the same property conveyed to Harvey A. Perdue and wife, Martha Delores Perdue by deed from John J. Brannon, dated March 31, 1989, as of record in Book 7810, page 417, Register's Office for Davidson County, Tennessee.

This is improved property known as 4290 A-B Sweden Drive, Hermitage, TN 37076.

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 further made subject to the restrictive covenants affecting the property herein conveyed, as evidenced by an instrument of record in Book 4341, page 247, Register's Office for Wilson County, Tennessee, to which instrument reference is here made.

This conveyance is also made subject to all of those facts, conditions and limitations shown upon the Plat of record in Plat Book 4175, page 67, said Register's Office, including a 30 foot minimum building setback line from Sweden and Monaco Drive, and a 5 foot easement for sewer line purposes along the easterly line of said lot.

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 Standard Federal Savings Bank, commencing with the payment due on September 1, 1991, and which mortgage indebtedness is evidenced by an instrument of record in Book 7810, page 420, and re-recorded in Book 7815, page 88, Register's Office for Davidson County, Tennessee. The escrow account relating to the loan being assumed is transferred to the Grantee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Dorothy M. Bush, a widow, her heirs and assigns, forever; and we, Harvey A. Perdue and wife, Martha Delores Perdue, 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 18th day of June, 1992.

Harvey A. Perdue

Harvey A. Perdue

Martha Delores Perdue

Martha Delores Perdue

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 Harvey A. Perdue and wife, Martha Delores Perdue, 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 18th day of June, 1992.

Patricia M. Swin
NOTARY PUBLIC

PATRICIA M. SWIN 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 $ 69,863.38.

Dorothy N. Bush
AFFIANT

Subscribed and sworn to before me
this 18th day of June, 1992.

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

PATRICIA M. SWIN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

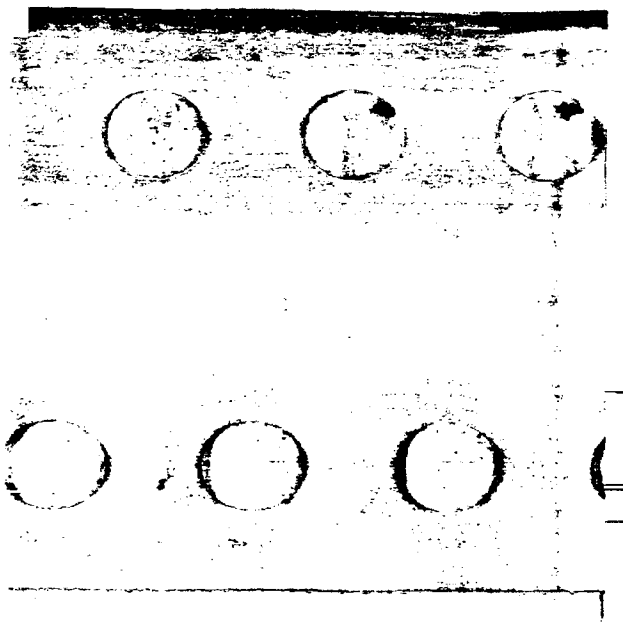
21327

IDENTIF. TREFERENCE

JUN 22 12 24 PM '92

FELICE A. WILSON, REGISTER
DAVIDSON COUNTY TN.

3529 06/22 0101 03CHECK 268.63



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

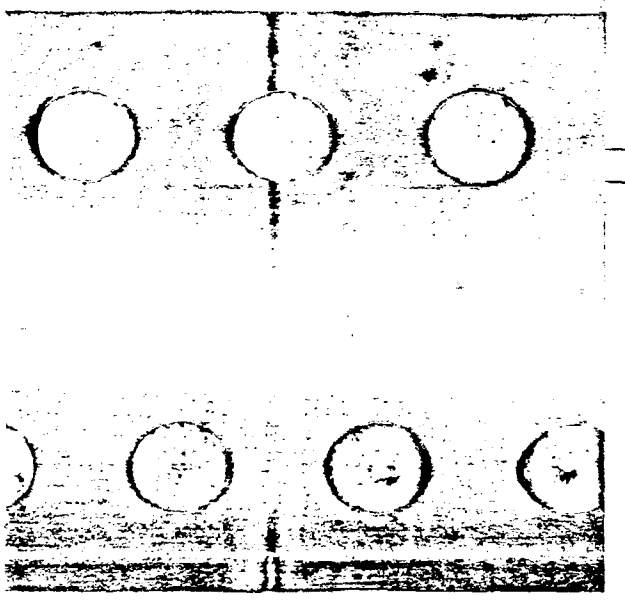
RECEIVED OF _____

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	69863.38
CON TX	258.63
PRFEE	1.00
WDEED	9.00
TOTAL	268.63
CHECK	268.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/22/92 01 12:24 0001 3529

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IDENTIF. T REFERENCE

JUN 22 12 24 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 543252