Mail

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

BOOK 8672 PAGE 955

ADDRESS NEW OWNER:

EDWARD J. DAME ET UX
619 TRUXTON DRIVE
NASHVILLE, TN 37214

SEND TAX BILLS TO:

LOMAS MORTGAGE USA
TAX DEPARTMENT
1600 VICEROY, 2ND FLOOR
DALLAS, TN 75235

MAP/PARCEL NUMBER:

MAP 96-11, PARCEL 143

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 75,000.00

Edward J Dame
AFFIANT

Subscribed and sworn to me this the 8TH day of JULY, 1992.

Notary Public
My commission expires:

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, the receipt and sufficiency of which are hereby expressly acknowledged, a part of which is the assumption of one certain trust deed dated June 13, 1978, and filed for record June 14, 1978, in the Office of the Register of Davidson County, Tennessee, in Book 5298, page 450, said Register's Office, which debt the Grantees herein assumes and agrees to pay as part payment of the purchase price. The Grantees further hereby assume the obligations of the Grantor 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. I, BETTY J. LEE, UNMARRIED, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said EDWARD J. DAME ET UX, JOSEPHINE R. DAME, 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 619 TRUXTON DRIVE, NASHVILLE, TN 37214.

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 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 8TH day of JULY, 1992.

Betty J. Lee
BETTY J. LEE

Edward J. Dame
EDWARD J. DAME

Josephine R. Dame
JOSEPHINE R. DAME

26401

IDENTIF. REFERENCE

JUL 10 8 22 AM '92

FELIX Z. ... REGISTER
DAVIDSON COUNTY TN.

MAIL ENV

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BETTY J. LEE, 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 8TH day of JULY, 1992.

Eleanor C. Cates
notary public

My commission expires: 5-11-96

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EDWARD J. DAME ET UX, JOSEPHINE R. DAME, the within named bargainors, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 8TH day of JULY, 1992.

Eleanor C. Cates
notary public

My commission expires: 5-11-96

EXHIBIT 'A'

Being Lot No. 61 on the Plan of Hickory Bend, section I, as of record in Book 3300, page 38, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Betty J. Lee, unmarried, by Warranty Deed from Samuel A. Whitson and wife, Pamela G. Whitson, of record in Book 6043, page 718, 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 Plat of record in Book 3300, page 38, said Register's Office.

3. Restrictive covenants of record in Book 3341, page 265, said Register's Office.

4. Deed of Trust of record in Book 5298, page 450, said Register's Office.

4211 07/10 0101 03CHECK 294.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8672 PAGE 959

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 75000.00	
			CON TX 277.50	
			PRFEE 1.00	
			WDEED 16.00	
			TOTAL 294.50	
			CHECK 294.50	
07/10/92	01		08:23 0001 4211	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

264011

IDENTIF. REFERENCE

JUL 10 8 22 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 548971