BOOK 8675 PAGE 267

FROM: BEVERLY B. TATE, NOW BABICH, AND HUSBAND, AL BABICH

TO: ROBERT G. PIERCE AND WIFE, JUANITA H. PIERCE

THIS INSTRUMENT PREPARED BY: DEARBORN & EWING, ATTORNEYS NATIONSBANK PLAZA, SUITE 1200 414 UNION STREET NASHVILLE, TENNESSEE 37239-1200

Box 6 cm

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Robert G. Pierce and wife, Juanita H. Pierce	NationsBanc Mortgage Corp.	Map 86-7
1533 Market Square	P.O. Box 26369	Parcel 145
Hermitage, Tennessee 37076	Richmond, Virginia 23275-0001	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $89,055.06.

Juanita H. Pierce
Affiant

Subscribed and sworn to before me, this the 13th day of July, 1992.

Carol R. Rivers
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE DAVIDSON COUNTY

My Comm. Expires: 3/27/93

5309 07/14 0101 03CHECK 342.67

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, a part of which is the assumption of one certain trust deed dated October 6, 1986, and filed for record on October 7, 1986, in the Register's Office for Davidson County, Tennessee, in Book 7002, page 709, and note of even date thereby secured, in the original principal amount of $88,900.00, payable to Commerce Union Bank and presently payable to NationsBanc Mortgage Corporation, which debt the Grantees herein assume and agree to pay as part payment of the purchase price, We, Beverly B. Tate, now Babich, and husband, Al Babich, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Robert G. Pierce and wife, Juanita H. Pierce, hereinafter called "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

The Grantees further hereby assume the obligations of Beverly B. Tate, now Babich, 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.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is improved property known as 1533 Market Square, Hermitage, Tennessee 37076.

2360

IDENTIF. REFERENCE

JUL 14 11 01 AM

REGISTER OF DAVIDSON COUNTY TN

6478/CAR
JPB014-00001/ 7/13/92

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs, successors, assigns, 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 our hands this 13th day of July, 1992.

Beverly B. Tate Babich

Beverly B. Tate Babich

Al Babich

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 Beverly B. Tate Babich and husband, Al Babich, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 13th day of July, 1992.

Carol A. Rivers

NOTARY PUBLIC

CAROL A. RIVERS NOTARY PUBLIC AT LARGE STATE OF TENN. DAVIDSON COUNTY

My Commission Expires: 3/27/93

25478/CAR
JPB014-00001/ 7/13/92

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 214 on the Plan of Jackson's Retreat, Phase V-A, A Planned Unit Development, of record in Book 6250, page 309, Register's Office for said County.

Said Lot No. 214 fronts 65.50 feet on the southeasterly side of Market Square and extends back 136.15 feet on the northeasterly line and 127.43 feet on the southwesterly line to a line in the rear measuring 66.07 feet thereon.

Being the same property conveyed to Beverly B. Tate, unmarried, by deed from Randall Phillips Builders, Inc., of record in Book 7002, page 706, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to the following:

1. 1992 Metropolitan Government taxes.

2. Deed of trust from Beverly B. Tate, unmarried, to J. R. Cannon, Trustee, dated October 6, 1986, of record in Book 7002, page 709, said Register's Office, to secure an indebtedness evidenced by a promissory note of even date in the original principal amount of $88,900.00, payable to Commerce Union Bank.

3. Restrictive covenants of record in Book 6482, page 679, said Register's Office.

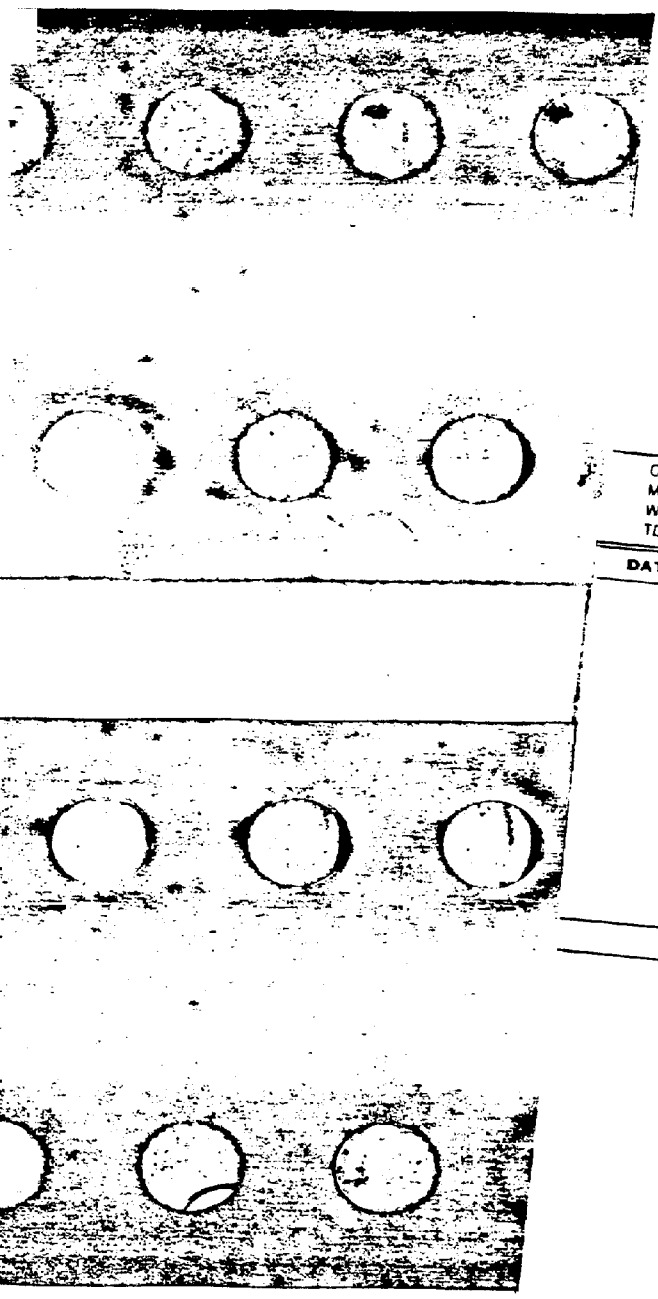
4. All matters as shown on the Plan of record in Book 6250, page 309, said Register's Office.

5. Charter of Jackson's Retreat Homeowners' Association of record in Book 5745, page 283, said Register's Office.

6. Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions and Restrictions for Jackson's Retreat Homeowners' Association, of record in Book 5741, page 360, said Register's Office.

7. By-Laws of Jackson's Retreat Homeowners' Association of record in Book 5745, page 294, said Register's Office.

8. The mortgage loan inspection of the subject premises made by John Kohl and Company, P.C., dated October 1, 1986, shows the driveway encroaching on the sewer easement located on the front of the lot.



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8675 PAGE 270

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT 89055.06
MOR TX 329.67
VOID
MOR TX 329.67-
MOR TX 329.67
PRFEE 1.00
WDEED 12.00
TOTAL 342.67
CHECK 342.67
11:02 0001 5308

27360

IDENTIF. REFERENCE

JUL 14 11 01 AM '92

07/14/92 01

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 550055