27-B

[ADDRESS NEW OWNER:]	SEND TAX BILL TO:]	MAP-PARCEL NOS.]
[Janice E. Kirpatrick]	First Interstate Mortgage Company]	MAP and PARCEL]
[3407 Lauer Drive]	Attn: Tax Dept.]	97-09-0 31.00]
[Nashville, TN 37214]	245 S. Los Robles Avenue] Pasadena, CA 91109]	

[This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park]
[2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B)]

WARRANTY DEED

BOOK 8685 PAGE 628

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **William A. Vernich and Wilma R. Vernich, Husband and Wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Janice E. Kirpatrick** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

9540 07/28 0101 03CHECK 245.55

BEING Lot 12 on the Plan of Hickory Bend, Section 7, as of record in Book 3600, page 29, said Register's Office, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to William A. Vernich and wife, Wilma R. Vernich by Warranty Deed from Debra Van Gronigen, unmarried of record in Book 7463, Page 891, said Register's Office.

This is property with a common address of 3407 Lauer Drive, Nashville, TN 37214.

It is understood and agreed between the parties that part of the consideration for the conveyance of said property is the assumption by the Grantees of an indebtedness secured by a Deed of Trust of record in Book 7463, Page 894, said Register's Office. Said Deed of Trust being assigned of record in Book 7493, Page 944 to First Interstate Mortgage Company.
CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: a) Property Taxes for the current year, said taxes being prorated and assumed by the Grantees; b) All matters on the plan of record in Book 3600, Page 29, said Register's Office; c) Deed of Trust of record in Book 7463, page 894, said Register's Office; d) Restrictive Covenants of record in Book 3642, Page 478, said Register's Office. * said Deed of Trust being assigned of record in Book 7493, Page 944, said Register's Office to First Interstate Mortgage Company.

[STATE OF TENNESSEE]
[COUNTY OF Davidson]
[The actual consideration or value, whichever is greater for this]
[transfer is $63,932.14]
[ ]
[Affiant]
[Subscribed and sworn before me this 24th day of July, 1992.]
[ ]
[My Commission Expires: 7-23-94] Notary Public]

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **24th** day of **July, 1992**.

William A. Vernich

Wilma R. Vernich

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Cindy S. Smith, a Notary Public in and for said County and State, the within named **William A. Vernich and Wilma R. Vernich, Husband and Wife**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville,**, Tennessee, this **24th** day of **July, 1992**.

Notary Public

My Commission Expires: 7-2-95

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

31069

IDENTIF. TREFERENCE

JUL 28 10 10 AM '92

FELIX [illegible] REGISTER
DAVIDSON COUNTY TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8685 PAGE 630

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	63932.14
CON TX	236.55
PRFEE	1.00
WDEED	8.00
TOTAL	245.55
CHECK BANK	245.55

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

07/28/92 01 10:11 0001 9540

31069

IDENTIF. REFERENCE

JUL 28 10 10 AM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 554220