FORM No. WD-1

BOOK 8685 PAGE 735

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $ 111,518.96

David Wayne Everett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF July 1992

Notary Public

MY COMMISSION EXPIRES: June 28, 1995

(AFFIX SEAL)

**THIS INSTRUMENT PREPARED BY: LASSITER, TIDWELL & TRENTHAM, ATTYS.**
P.O. BOX 1369, BRENTWOOD, TN 37024-1369

| ADDRESS NEW OWNER(S) AS FOLLOWS: | MORTGAGEE & TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| David Wayne Everett (NAME) | Standard Federal Savings Bank (NAME) | |
| 1024 Bret Ridge Drive (STREET ADDRESS OR ROUTE NUMBER) | P.O. Box 9481 (STREET ADDRESS) | 86-7-A-31.00 |
| Hermitage, TN 37076 (CITY) (STATE) (P.O. ZIP) | Gaitersburg, Maryland 20890 (CITY) (STATE) (ZIP) | |

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 OF WHICH IS HEREBY ACKNOWLEDGED, WE, Edward R. Thomas and wife, Gail B. Thomas

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Wayne Everett and Mary Therese Taylor, as tenants in common with the right of survivorship

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, TN, being Lot No. 31 on the Plan of Bret Ridge Subdivision, of record in Book 6900, Page 121, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Edward R. Thomas and wife, Gail B. Thomas by deed from Gemcraft Homes (Tennessee), Inc. of record in Book 7181, Page 235, Register's Office for Davidson County, TN.

This description is the same used in the previous deed of record.

Subject to restrictions of record in Book 7030, Page 527, amended in Book 7047, Page 171; By-Laws in Book 7030, Page 540; Easement in Book 5649, Page 458; Quitclaim Deed in Book 7052, Page 305, and all matters shown on the Plan of Record.

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 deed of trust to Nationwide Lending Group, Inc., of record in Book 7181, Page 239 and assigned to Standard Federal Savings Bank in Book 7912, page 614, said Register's Office, and also the agreement that the escrow account held in connection with the aforesaid deed of trust is hereby transferred to said grantees.

This is unimproved ( ) improved (XX) property, known as 1024 Bret Ridge Drive, Hermitage, TN 37076
(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 our hands this 24th day of July, 19 92

Edward R. Thomas

Gail B. Thomas

STATE OF TENNESSEE
COUNTY OF Williamson

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Personally appeared before me, Teresa L. Beard, a Notary Public in and for said County and State, Edward R. Thomas and wife, Gail B. Thomas

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained, and who further acknowledged that _____ the _____ of the maker or a constituent of the maker and _____ authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at office in Brentwood, Tennessee, this 24th day of July, 1992.

Notary Public Teresa L. Beard

My commission expires: June 28, 1995

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

3 1 1 2 4

IDENTIF. REFERENCE

JUL 28 11 11 AM '92

FELIX E. [illegible] REGISTER
DAVIDSON COUNTY TN.

DEED

FROM

TO

Realty Title
Post Office Box 1369
428 Wilson Pike Circle
Brentwood, TN 37024-1369
(615) 377-0620

9603 07/28 0101 03CHECK 421.55

**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 111518.96
CON TX 412.55
PRFEE 1.00
WDEED 8.00
TOTAL 421.55
CHECK 421.55

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 07/28/92 01 11:12 0001 9603

3 1 1 2 4

IDENTIF. REFERENCE

JUL 28 11 11 AM '92

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY TN.

No. 554283