This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 8689 PAGE 897

ADDRESS NEW OWNER:
Larry J. Adams and Sarah S. Adams
531 Upsall Drive
Antioch, Tennessee 37013

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Wachovia Mortgage Company
P.O. Box 3174
Winston-Salem, NC 27102

MAP AND PARCEL:
MAP 163-11-O-C
PARCEL 12.00 CO
02DU-70734

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Frances Rorke and James G. Rorke hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Larry J. Adams and wife, Sarah S. Adams, as tenants by the entirety, 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:

> BEING Lot No. 12 on the Plan of Revised Bell Forge Village III, Section Five, as shown on the Plat of record in Plat Book 6900, Page 632, amended by Book 7524, Page 552 and Book 7809, Page 936, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Frances Rorke, unmarried and James G. Rorke and wife, Jean M. Rorke, by deed from Phillips Builders, Inc. of record in Book 7880, Page 886, Register's Office for Davidson County, Tennessee. The property was subsequently conveyed by Quitclaim Deed from Jean M. Rorke to Frances Rorke, unmarried and James G. Rorke record in Book 8089, Page 409, Register's Office for Davidson County, Tennessee.

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

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by Wachovia Mortgage Company, of record in Book 7880, Page 889, and as re-recorded in Book 8043, Page 503, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account and insurance to be transferred to Grantee(s).

Subject to Declaration of Covenants, Conditions, and Restrictions of record in Book 7224, Page 209; Book 7461, Page 530; amended in Book 7464, Page 967 and Book 7508, Page 659; Charter of the Bell Forge Homeowners Association and Articles of Incorporation of record in Book 7483, Page 989, said Register's Office.

Jean M. Rorke joins in the execution of this instrument to convey whatever interest she may have, especially marital rights.

This is improved property known as 531 Upsall Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Larry J. Adams and wife, Sarah S. Adams, their heirs and assigns, forever; and we, Frances Rorke and James G. Rorke 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 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 30th day of July, 1992.

Frances Rorke

James G. Rorke

Jean M. Rorke

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Frances Rorke ~~and James G. Rorke~~ 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 Nashville, Tennessee, this the 30th day of July, 1992.

NOTARY PUBLIC

My Commission Expires: 5/22/93

1490 07/31 0101 03CHECK 314.99

STATE OF NEW YORK)
COUNTY OF SUFF)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James G. Rorke and Jean M. Rorke, 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 WEST ISLIP, New York, this the 20 day of July, 1992.

NOTARY PUBLIC

My Commission Expires: MARCH 30, 1993

JOAN DECKER
Notary Public, State of New York
Suffolk County, No. 52-5055030
Commission Expires March 30, 1993

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 82,677.73.

AFFIANT

Subscribed and sworn to before me this 30th day of July, 1992.

NOTARY PUBLIC
My Commission Expires: 5/22/93

32917

IDENTIF. TREFERENCE

JUL 31 11 30 AM '92

FELIX [illegible]
DAVIDSON COUNTY TN.

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

RECEIVED OF _____

FOR _____

BOOK 8689 PAGE 899

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 82677.73
CON TX 305.99
PRFEE 1.00
WDEED 8.00
TOTAL 314.99
CHECK 314.99

07/31/92 01 11:28 0001 1490

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32917

IDENTIF. TREFERENCE

JUL 31 11 30 AM '92

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 556141