Return to: Priority Escrow Services, Inc.
51 Century Blvd., Suite 110
Nashville, TN 37214

File Box 29

BOOK 8690 PAGE 907

WARRANTY DEED

FROM:	Ross A. Scrofani and wife, Cynthia T. Scrofani	This instrument was prepared by: Jeffrey R. King Farris, Warfield & Kanaday Seventeenth Floor Third National Bank Building Nashville, Tennessee 37219
TO:	Louis Wade Carney and wife, Tammy Renee Carney	

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
4872 Shasta Drive Hermitage, TN 37076	National Mortgage Company 4041 Knight Arnold Road Memphis, TN 38118	065-05-003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Sixty-Eight Thousand, Four Hundred Seventy One and .10/100 Dollars ($68,471.10).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 30th day of July, 1992.

Notary Public

My Commission Expires: 3/25/95

FOR AND IN CONSIDERATION OF the sum of Sixty-Eight Thousand, Four Hundred Seventy One and .10/100 Dollars ($68,471.10), and other valuable consideration, together with the assumption by the said Grantees and their agreement to pay the indebtedness secured by that certain deed of trust of record in Book 7801, page 985, Register's Office for Davidson County, Tennessee (the "Indebtedness"), the receipt and sufficiency of which are hereby acknowledged, Ross A. Scrofani and wife, Cynthia T. Scrofani, Grantors, have bargained and sold, and by these presents do transfer and convey unto the said Louis Wade Carney and wife, Tammy Renee Carney, Grantees, their heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 381 on the Plan of Sherwood Forest, Section 4, as of record in Book 4460, page 182 and 183, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ross A. Scrofani and wife, Cynthia T. Scrofani by virtue of a deed from Christopher Peak and wife, Janice H. Peak filed of record Book 7801, page 952, said Register's Office.

This is improved property, known as 4872 Shasta Drive Hermitage, TN 37076 (the "Property").

This conveyance is expressly made subject to the following:

1. The lien for 1992 taxes which have been prorated and will be paid by Grantee.

2. All easements, conditions and other matters shown on the Plan of Record recorded in Book 4460, page 182&183, said Register's Office.

3. All other documents, instruments and other matters of record affecting the Property.

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, 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 and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantors do further covenant and bind Grantors, their heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors, and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

As a condition to Grantees' assumption of the Indebtedness, Grantors are requiring and Grantees agree that Grantees are prohibited from conveying the Property by assumption deed,* unless the holder of the Indebtedness releases Grantors from

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*FOR A PERIOD OF FIVE (5) YEARS FROM DATE OF DEED,

RL CTS

any and all liability on the Indebtedness in connection with said conveyance.

Witness our hands this 30th day of July, 1992.

GRANTORS:

ROSS A. SCROFANI

CYNTHIA T. SCROFANI

GRANTEES:

LOUIS WADE CARNEY

TAMMY RENEE CARNEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, ROSS A. SCROFANI, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 30th day of July, 1992.

Notary Public

My Commission Expires: 3/25/95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, CYNTHIA T. SCROFANI, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 30th day of July, 1992.

Notary Public

My Commission Expires: 3/25/95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, LOUIS WADE CARNEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 30th day of July, 1992.

Notary Public

My Commission Expires: 3/25/95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, TAMMY RENEE CARNEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 30th day of July, 1992.

Notary Public

My Commission Expires: 3/25/95

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IDENTIF. TREFERENCE

AUG 3 8 46 AM '92

FEE [illegible]
DAVIDSON COUNTY TN.

5647 08/03 0101 03CHECK 270.45

5204J/07-23-92

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8690 PAGE 911

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 68471.10
CON TX 253.45
PRFEE 1.00
WDEED 16.00
TOTAL 270.45
CHECK 270.45

08/03/92 01 08:47 0001 6647

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33208

IDENTIF. REFERENCE

AUG 3 8 46 AM '92

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 556469