BOOK 8713 PAGE 944

Prepared by:
Monica D. Edwards, Esq.
112 Stahlman Building
Nashville, Tennessee 37201

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP** 150-03
Paula Y. Holmes	Trans Financial Bank	Parcel 154
3406 Shakerville Court	P.O. Box 1718	2DX 03531
Antioch, TN 37013	Tullahoma, TN 37388	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE ($1.00) cash in hand paid by the within named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption and agreement to pay the unpaid balance of a certain indebtedness payable to **TRANS FINANCIAL BANK** in the approximate amount of $53,639.53, which deed of trust is evidenced by record in Book 6607, Page 488, Register's Office for Davidson County, Tennessee, to which reference is hereby made for complete terms and conditions thereof;

MARCUS T. HENDERSON, GRANTOR, has bargained and sold, and by these presents does transfer and convey unto the said **PAULA Y. HOLMES,** (a single individual) GRANTEE herein, her heirs and assigns certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 51-A, Zone Lot Division of Lots 48-52 Chelsea of Priest Lake, Section 1-B of record in Book 6250, Page 263, Register's Office for Davidson County, Tennessee.

SAID Lot no. 51-A fronts 15 feet on the southerly margin of Shakerville Court and extends back 158.85 feet on the southerly line and 183.47 feet on the northerly line to a broken line in the rear measuring 70.66 feet thereon.

BEING the same property conveyed to Marcus T. Henderson by deed from James Merle Glasgow and wife, Cathie Clasgow, of record in Book 8107, Page 223, Register's Office for Davidson County, Tennessee.

THIS conveyance is being made subject to and by assumption of a mortgage with an approximate balance in the amount of $53,639.53, evidenced by Deed of Trust of record in Book 6607, Page 488, Register's Office for Davidson County, Tennessee, payable to Trans Financial Bank.

Sunji M. Henderson, spouse of grantor, joins in this conveyance for the purpose of conveying any and all rights she may have in property by virtue of marriage.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property known as 3406 Shakerville Court, Antioch, Tennessee 37013.

TO have and to hold the said tracts and parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, her heirs and assigns, forever. And GRANTOR does covenant with the said GRANTEE that GRANTOR is lawfully seized an possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. And he does further covenant and bind himself, his heirs, and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns against the lawful claims of all persons, whomsoever.

WITNESS our hands this 28th day of August, 1992.

Marcus T. Henderson — Sunji M. Henderson

MARCUS T. HENDERSON **SUNJI M. HENDERSON**

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARCUS T. HENDERSON** and wife, **SUNJI M. HENDERSON**, 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 instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 28th day of August 1992.

Monica Edwards
NOTARY PUBLIC

My Commission Expires: 11/27/93

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **FIFTY THREE THOUSAND SIX HUNDRED THIRTY NINE DOLLARS AND FIFTY THREE CENTS ($53,639.53).** This is equal to or greater than the property would bring at a fair and voluntary sale.

Paula Y Holmes
AFFIANT

SWORN to and **SUBSCRIBED** before me this 28th day of August, 1992.

Monica Edwards
NOTARY PUBLIC

My Commission Expires: 11/27/93

PICK-UP

92 AUG 28 PM 2:05
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

4065.3

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

RECEIVED OF _____

FOR _____

BOOK 8713 PAGE 946

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	53639.53
			CON TX	198.32
			PRFEE	1.00
			WDEED	8.00
			TOTAL	207.32
			CHECK	207.32

08/28/92 01 14:07 0001 5011

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40653

IDENTIFICATION REFERENCE

AUG 28 2 05 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 564735