Box 1

BOOK 8727 PAGE 253

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } At Large

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,310.10

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF August, 19 92

Notary Public

MY COMMISSION EXPIRES: October 9, 1995

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd. #200, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Jesse Aquirre (NAME)	The Kissell Company (NAME)	075-11-0
901 Rachel Place (STREET ADDRESS OR ROUTE NUMBER)	30 Warder Street (STREET ADDRESS)	143.00
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Springfield, Ohio 45501 (CITY) (STATE) (ZIP)	04D68839

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, Alan J. Scoggins and wife, Pamela K. Scoggins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jesse Aquirre and Kim Gipson

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, Tennessee, being Lot No. 65-A of the Zone Lot Division of Lots 49 thru 69 and Lots 71, 72, 73, 75, 76, 77 and 79 on the Plan of Rachel's Square, Section 2, of record in Plat Book 6250, Page 541, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Alan J. Scoggins and wife, Pamela K. Scoggins by deed of record in Book 6877, Page 898, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.
This conveyance is also subject to a 20% ownership interest of Marion Thurman and or assigns.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to CityFed Mortgage Corporation of record in Book 6877, Page 901, and assigned to The Kissell Company, said Register's Office with a present unpaid balance of approximately $52,310.10, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.
The grantee assumes the personal obligation of the grantor and/or original mortgagor under the terms of the Note and any instrument, regulations or laws creating the loan to indemnify the Department of Veterans Administration or Federal Housing Administration to the extent of any claim of payment arising from the guaranty or insurance of the indebtedness.

unimproved ( ) This is improved (X) property, known as 901 Rachel Place, 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 hand s this 14th day of August, 19 92

Alan J. Scoggins

Pamela K. Scoggins

STATE OF TENNESSEE
~~Davidson~~ County
At Large

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alan J. Scoggins and wife, Pamela K. Scoggins

the bargainor s, 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 Antioch, Tennessee, this 24th day of August, 19 92.

Notary Public

Commission Expires October 9, 1995

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

Alan J. Scoggins and wife, Pamela K. Scoggins

TO

Jesse Aquirre and Kim Gipson

44892

IDENTIFICATION REFERENCE

SEP 10 2 31 PM '92

A.Z. WILSON JR. REG.
DAVIDSON COUNTY, TN

5642 09/10 0101 03CHECK 202.51

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ _____

BOOK 8727 PAGE 255

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
TO TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	52310.10
			CON TX	193.51
			PRFEE	1.00
			WDEED	8.00
			TOTAL	202.51
			CHECK	202.51

09/10/92 01 14:31 0001 5642

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44892

IDENTIFICATION REFERENCE

SEP 10 2 31 PM '92

DAVIDSON COUNTY, TN

No. 569306