Mail

THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

Filed for record Oct 16, 1992
at 10:00 O'clock A M.
Noted in Note Book 28 Page 139
Recorded in Deed Book #428 Page 767
in the Register's office of
Wilson County, Tennessee,
On this 16 day of Oct 1992
Margie Frye, Register
By: [illegible] Dep. Reg.

ADDRESS NEW OWNER:
Ray Stout, et ux
4885 Whittier Drive
Old Hickory, TN 37138

MORTGAGEE:
Independence One Mortgage
Corporation
P. O. Box 5076
Southfield, MI 48086-5076

BOOK 8761 PAGE 742

SEND TAX BILLS:
Mortgagee

MAP-PARCEL:
Wilson County:
Map 52K-A-12.02
Davidson County:
65-09-73.00
04D-60280

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, I, **John William Rarick,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Ray Stout and wife, Treasa Stout,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Wilson and Davidson Counties, State of Tennessee, described as follows, to wit:

> Land partially in Davidson County and partially in Wilson County, being Lot No. 107 on the Plan of Sherwood Forest, Section 3, of record in Plat Book 4460, page 81, Register's Office for Davidson County, Tennessee, and in Plat Book 12, page 27, Register's Office for Wilson County, Tennessee.
>
> Being the same property conveyed to John William Rarick, by deed from Norris E. Smith and wife, Joyce M. Smith, as of record in Book 7567, page 927, Register's Office for Davidson County, Tennessee, and of record in Deed Book 409, page 293, Register's Office for Wilson County, Tennessee. The property being conveyed is not the principal residence of the grantor and does not require that the spouse join in the conveyance.
>
> It is understood and agreed that part of the consideratioin for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Sears Mortgage Corporation, of record in Trust Deed Book 552, page 767, Register's Office for Wilson County, Tennessee, and Book 7164, page 75, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid mortgage is hereby transferred to said Grantees, as is the hazard insurance.

This is improved property known as 4885 Whittier Drive, Old Hickory, Tennessee 37138.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book

4593, page 690; and in Book 4465, page 184; and in Book 4482, page 427, Register's Office for Davidson County, Tennessee; and easements, covenants and conditions as shown on the Plan of record in Plat Book 4460, page 81, Register's Office for Davidson County, Tennessee; and in Plat Book 12, page 27, Register's Office for Wilson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 15th day of October, 1992.

JOHN WILLIAM RARICK

2436 10/20 0101 03CHECK 8.00

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John William Rarick**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 15th day of October, 1992.

NOTARY PUBLIC

My Commission Expires: 2-5-95

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $ 62925.61

AFFIANT

Subscribed and sworn to before me this 15th day of October, 1992.

NOTARY PUBLIC

My Commission Expires: 2-5-95

5 6 3 7 2

IDENTIFICATION REFERENCE(S)

OCT 20 9 04 '92

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY TN

MAIL ENV.

State Tax $ 232.73
Fee $ 1.00
Recording Fee $ 8.00
Total $ 241.73
Receipt No. 49817
MARGIE L. TRICE, Register
By _____ Deputy