SEND TAX BILLS TO:

Cynthia Martin Culpepper
286 Bonnaspring Drive
Hermitage, TN. 37076

ADDRESS OF NEW OWNER(S):

" Same "

BOOK 8790 PAGE 524

I, or we hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 57,287.60 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Cynthia Martin Culpepper
Affiant

Subscribed and sworn to before me this the 17th day of Nov. 19 92

Rodney Ahles
Notary Public

My com. Exp 5-20-95

THIS INSTRUMENT PREPARED BY:
RODNEY V. AHLES, P.C.
ATTORNEY AT LAW
P. O. BOX 765
225 EAST MARKET STREET
LEBANON, TENNESSEE 37088-0765

Map 75.09-0, Parcel 228.00
MAP: 04D-31024

IMPROVED: X, UNIMPROVED: ____

# D E E D

FOR AND IN CONSIDERATION of the sum of Fifty-Seven Thousand Two Hundred Eighty-Seven Dollars and Sixty Cents ($57,287.60), paid and to be paid as follows, that is, Twenty-Three Thousand One Hundred Eighty-Four Dollars and Ten Cents ($23,184.10), cash in hand paid, the receipt of which is hereby acknowledged, and the assumption and agreement to pay the first mortgage indebtedness held by Barclays American Mortgage Corporation in the approximate balance of Thirty-Four Thousand One Hundred Three Dollars and Fifty Cents ($34,103.50), as of this date, originally dated July 30, 1979, and of record in Book 5474, Page 509, Register's Office of Davidson County, Tennessee, we, DOUGLAS CLAY MARTIN and wife, BETTY ANN MARTIN, have this day bargained and sold, and by these presents do hereby transfer and convey unto CYNTHIA MARTIN CULPEPPER, her heirs and assigns, all of our right, title, and interest in and to the following described real property, together with all improvements and appurtenances thereunto belonging, situate and lying at 286 Bonnaspring Drive, Hermitage, Davidson County, Tennessee, more particularly described as follows:

IDENTIFICATION REFERENCE
NOV 19 8 32 AM '92
DAVIDSON COUNTY, TN

PICK-UP

6597.2

Land in Davidson County, Tennessee, being Lot NO. 1092 on the Plat of Hermitage Hills, Section 9, as of record in Book 3600, Page 97, in the Register's Office for Davidson County, Tennessee.

Said Lot NO. 1092 fronts 86.12 feet on the southwesterly margin of Bonnaspring Drive and extends back between lines, measuring 188.3 feet on the northwesterly line and 188.62 feet on the southeasterly line, to a dead line in the rear, which is a broken line and measures 72.93 feet.

Being the same property conveyed to Douglas Clay Martin and wife, Betty Ann Martin, by deed from First Southern Bank, dated November 20, 1987, and of record in Book 7412, Page 23, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with all improvements and appurtenances thereunto belonging, unto the said Grantee herein, her heirs and assigns, forever, in fee simple.

WE COVENANT with the said Grantee herein that we are lawfully seized and possessed of the within conveyed property; that we have a good and lawful right to make this conveyance; that the said property is free, clear, and unencumbered, except as herein shown; and that we will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

**REAL PROPERTY TAXES:** The real property taxes for the year 1992 shall be assumed by the Grantee herein. The real property taxes for all prior years shall be paid by the Grantors herein.

**EASEMENTS AND RIGHTS OF WAY:** This conveyance is made subject to any and all easements and rights of way, public and private, as shown of record in Book 3600, Page 97, Register's Office of Davidson County, Tennessee.

**TRANSFER OF ESCROW ACCOUNT:** As a part of the consideration for this conveyance, Grantors herein hereby transfer to Grantee herein, her heirs and assigns, all of their right, title, and interest in the Escrow Account held by Barclays American Mortgage Corporation.

**ASSUMPTION:** Grantee herein, as part of the purchase price and consideration for this deed, assumes and agrees to pay the indebtedness evidenced by that certain deed of trust made by Bernice Lynch and wife, Carolyn L. Lynch, to Molton, Allen & Williams, Inc., which deed of trust is recorded in the Office of the Register of Deeds of Wilson County, Tennessee, in Book 5474, and Page 509, and note of even date thereby secured, in the original principal amount of $39,900.00, payable to Molton, Allen & Williams, Inc. And for the same consideration Grantee hereby assumes the obligations of Bernice Lynch and wife, Carolyn L. Lynch, under the terms of the instruments creating the loan to indemnify the Department of Veterans Affairs to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. This liability to the Department of Veterans Affairs is under the authority of Chapter 37, Title 38, of the United States Code, and supersedes any State or local law barring or limiting deficiencies following foreclosure of real property.

**RESTRICTIONS:** This conveyance is made subject to any and all restrictions as may be shown of record in Book 3864, Page 441, Register's Office of Davidson County, Tennessee.

**POSSESSION:** Possession with deed.

WITNESS OUR HANDS on this the 17th day of November, 1992.

Douglas Clay Martin
DOUGLAS CLAY MARTIN

Betty Ann Martin
BETTY ANN MARTIN

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, Douglas Clay Martin and wife, Betty Ann Martin, with each of 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.

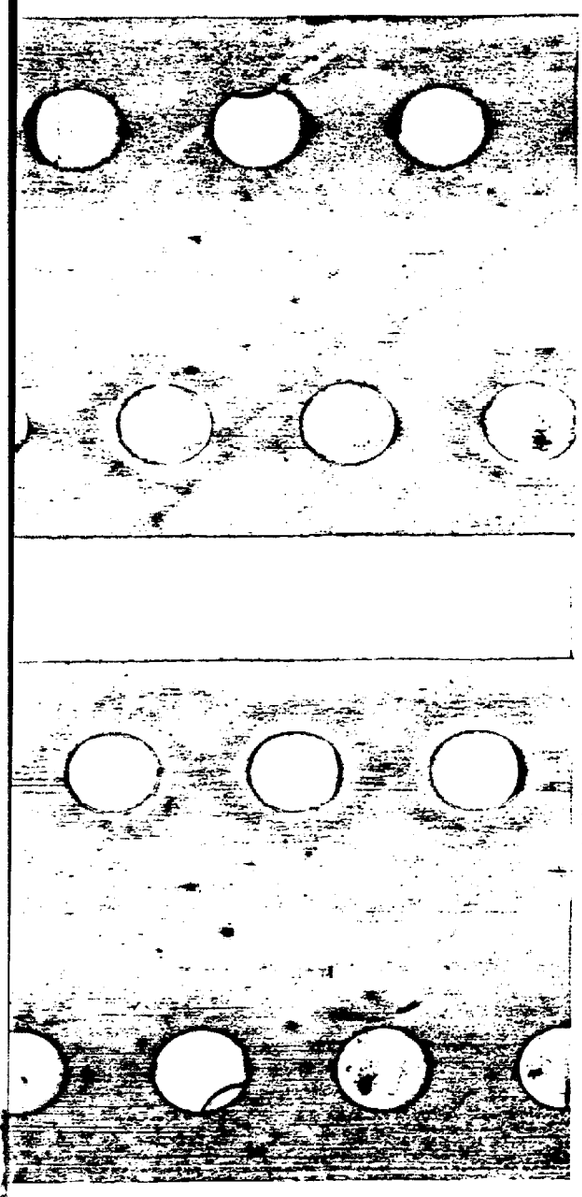
Witness my hand, at office, this the 17th day of November, 1992.

My Commission Expires: 5-20-95

NOTARY PUBLIC



8599 11/19 0101 03CHECK 229.01



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

RECEIVED OF _____

FOR _____

BOOK 8790 PAGE 528

| | | |
|---|---|---|
| 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 57287.60
CON TX 212.01
PRFEE 1.00
TDEED 16.00
ERR CO
TDEED BANK 16.00-
MDEED 16.00
TOTAL 229.01
CHECK 229.01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

11/19/92 01 08:30 0001 8599

6597.2

IDENTIFICATION REFERENCE

NOV 19 8 32 AM '92

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 592379