This Instrument Prepared WITHOUT TITLE SEARCH. By:
JOHN T. GWIN, ATTORNEY AT LAW
2542 North Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

BOOK 8851 PAGE 801

ADDRESS NEW OWNER:
Robert Zickgraf and Denise Zickgraf
1424 Sixpence Place
Madison, Tennessee 37115

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Chemical Mortgage Company
101 East Town Street
Columbus, Ohio 43215

MAP AND PARCEL:
Map 42-7
Group A
Parcel 122

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, **HCR Construction Co., Inc.**, a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Robert Zickgraf and wife, Denise Zickgraf**, 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:

> Being Lot No. 447 on the Plan of Heritage Square, Phase Four, of record in Plat Book 6250 at page 178, and Book 6407 at page 59, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> This is the same description as the prior deed of record.
>
> Being the same property conveyed to HCR Construction Co., Inc. by deed from Benny Baggot and wife, Nita Baggot, dated May 26, 1992, as of record in Book 8636, page 933, Register's Office for Davidson County, Tennessee.

This is improved property known as 1424 Sixpence Place, Madison, TN 37115.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, health department regulations and other conditions that may affect the premises, or which a visual inspection of the premises would reveal.

This conveyance is also made subject to all of those facts, conditions and limitations shown upon the Plat of record in Plat Book 6250, page 178, and Book 6407, page 59, said Register's Office.

Real property taxes for 1993 have been settled between the parties, and are the responsibility of Grantees.

As a portion of the consideration for this conveyance, as evidenced by Grantees' acceptance of this deed, Grantees herein assume and promise to pay as due, and Grantees agree to indemnify and hold Grantor harmless from any further or future liability associated with, the existing first mortgage graduated payment indebtedness on the subject property owed to Chemical Mortgage Company, commencing with the payment due on February 1, 1993, and which mortgage indebtedness is evidenced by an instrument of record in Book 6819, page 944, Register's Office for Davidson County, Tennessee. The escrow account relating to the loan being assumed is transferred to the Grantees.

THIS INSTRUMENT PREPARED WITHOUT TITLE SEARCH, NONE HAVING BEEN REQUESTED, FROM DOCUMENTS AND INFORMATION PROVIDED BY THE PARTIES.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert Zickgraf and wife, Denise Zickgraf, their heirs and assigns, forever; and HCR Construction Co., Inc., does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 29th day of January, 1993.

HCR Construction Co., Inc.

Alvin D. Hale, President

By: Alvin D. Hale, President

87396

IDENTIFICATION REFERENCE

JAN 29 11 21 AM '93

DAVIDSON COUNTY, TN

PICK-UP

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Alvin D. Hale, 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 President of HCR Construction Co., Inc., the within named bargainor, a corporation, and that he as such President executed the within Warranty Deed for the purposes therein contained, by signing the name of the corporation by himself as such President.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 29th day of January, 1993.

Patricia M. Irwin
NOTARY PUBLIC

PATRICIA M. IRWIN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: March 13, 1993

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 68,983.25.

AFFIANT

Subscribed and sworn to before me
this 29th day of January, 1993.

Patricia M. Irwin
NOTARY PUBLIC
My Commission Expires: March 13, 1993

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

[illegible] 01/29 0101 030MEDK 268.30

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



RECEIVED OF _____

FOR _____

BOOK 8851 PAGE 804

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	68983.25
CON TX	255.30
PRFEE	1.00
WDEED	12.00
TOTAL	268.30
CHECK	269.30

01/29/93 01 11:20 0001 1237

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

87396

IDENTIFI REFERENCE

JAN 29 11 21 AM '93

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 615932