56

BOOK 8932 PAGE 875

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2323 Crestmoor Rd.,
Nashville, TN 37215

THIS INDENTURE, made and entered into as of the **29th** day of **April, 1993** by and between

Nancy E. Blevins , Single

hereinafter referred to as Grantor, and

Darrell R. Osment ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot NO. 49A on the Zone Lot Division of Chelsea of Priest Lake Lots 48-52 Section I-B of record in Book 6250, Page 623, Register's Office fro Davidson County, Tennessee.

Said Lot No. 49A fronts 11.96 feet on the southerly margin of Shakerville Court and extends back 163.07 feet on the southerly line and 104.44 feet on the northerly line to a broken line in the rear measuring 104.26 feet thereon.

Being the same property conveyed to Nancy E. Blevins by Warranty Deed of record in Book 6645, page 693, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of the above described property is the agreement of the Grantee to assume the unpaid principal balance of the note secured by a first mortgage Deed of Trust to Tennessee Housing Development Agency of record in Book 6645 page 696, said Register's Office; and that the escrow account held by the mortgagee in connection with said loan is hereby transferred to the said grantee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, its heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Nancy E. Blevins

Nancy E. Blevins

INDIVIDUAL

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Nancy E. Blevins**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **29th** day of **April, 1993.**

Notary Public

Commission Expiration: 11-27-93

STATE OF Tennessee
COUNTY OF Davidson

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$54,865.96**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Darrell P Arnett

Affiant

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

Notary Public

Commission Expiration: 11-27-93

1310 04/30 0101 03CHECK 212.13

APR 30 11 12 PM '93

DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

14835

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
Anderson & Jordan Escrow Company, Inc. 2323 Crestmoor Rd. Nashville, TN 37215	Trans Financial Bank F.S.B. P.O. Box 1718 Tullahoma, TN 37388	3405 Shakerville Court Antioch, TN 37013 MAP PARCEL NUMBER

WD-NEW.DOC

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 8932 PAGE 874

FOR _____

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 54865.96
CON TX 203.13
PRFEE 1.00
WDEED 8.00
TOTAL 212.13
CHECK 212.13

04/30/93 01 16:10 0001 1310

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

14835

IDENTIFICATION/REFERENCE

APR 30 4 12 PM '93

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 645994