47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF November, 19 93

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Junior C. Elder	Same as New Owner	12D 71870
(NAME)	(NAME)	
3432 Brick Church Pike		50-15
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Dorothy E. Pewitt, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Junior C. Elder and wife, Judy W. Elder

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 the 12th, formerly the 21st Civil District of Davidson County, Tennessee, described according to a survey made by N. G. Jenkins, Surveyor, October 10, 1959, and also described according to survey of Robert M. Dishner, dated April 27, 1974, as follows:

Beginning at a corner post on the northwesterly margin of the Brick Church Pike; being 757.5 feet, more or less, northeasterly from the northeast corner of the property conveyed to U. O. Wells and wife, by deed from E. D. Wells and wife, as of record in Book 2635, page 587, Register's Office for said County; thence with said margin of said Pike north 29° 23' east 148 feet, more or less, to a point; thence with the same north 28° 23' east, 188.5 feet, more or less, to a fence post; thence north 43° 51' west 13.8 feet, more or less, to a hackberry tree; thence south 56° 14' west 154 feet, more or less, to a stake; thence south 53° 39' west 171.8 feet, more or less, to a stake; thence south 30° 59' west 21 feet, more or less, to a corner post; thence south 51° 39' east 170 feet, more or less, to the beginning, containing 0.8 acres, more or less.

Being the same property conveyed to Milton M. Pewitt and wife, Dorothy E. Pewitt, by deed from Austin L. Elliott and wife, Frances B. Elliott, of record in Book 4891, page 751, Register's Office for Davidson County, Tennessee; the said Milton M. Pewitt having since died.

Grantees herein, as part of the purchase price and consideration for this deed, assume and agree to pay the indebtedness evidenced by that certain deed of trust made by William Tensley Davis and wife, Mary Kaye Davis to Guaranty Mortgage Company of Nashville, which deed of trust is recorded in the Office of Register
* (CONTINUED - SEE PAGE 2)

unimproved ( )
This is improved (X) property, known as 3432 Brick Church Pike, Nashville, TN 37207
(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 my hand this 3rd day of November 19 93

Dorothy E. Pewitt

BOOK 9155 PAGE 205

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dorothy E. Pewitt

the bargainor , with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 3rd day of November 19 93.

Commission expires 11/24/96

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such , and attesting the same by the said as such .

Witness my hand and official seal at office at on this the day of 19 .

My commission expires

Notary Public

ASSUMPTION CLAUSE - Continued from Page 1

of Davidson County, Tennessee, in Book 4812, page 149, and note of even date thereby secured in the original principal amount of $26,000.00, payable to Guaranty Mortgage Company of Nashville. And for the same consideration Grantees hereby assume the obligations of William Tensley Davis and wife, Mary Kaye Davis, 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 deficiences following foreclosure of real property.

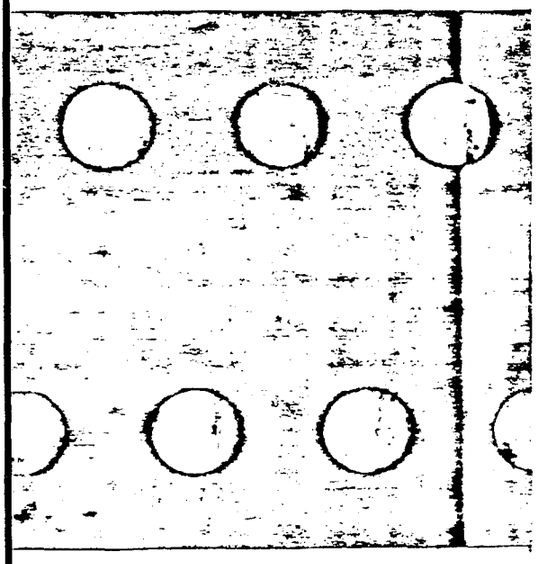
86891

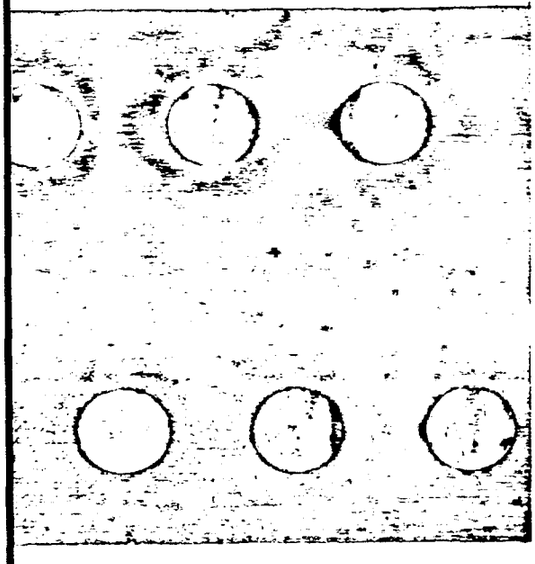
IDENTIFICATION REFERENCE

93 NOV 17 PM 1:26

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

9632 11/17 0101 03CHECK 231.00





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

RECEIVED OF _____

FOR _____

BOOK 9155 PAGE 206

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 60000.00
				CON TX 222.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 231.00
				CHECK 231.00
11/17/93	01			13:26 0001 9632

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

86894
IDENTIFICATION REFERENCE

93 NOV 17 PM 1:26
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 723396