DORIS M. SINKEY, ET VIR

TO: DEED

DORIS M. SINKEY, ET VIR, TRUSTEES

This Instrument Prepared By:
THOMAS N. BATEMAN, of
BATEMAN & BATEMAN
Attorneys at Law
(A Professional Corporation)
221 South Third Street
Clarksville, TN 37040
From Information Furnished
By Grantors

BOOK 9352 PAGE 283

FOR THE CONSIDERATION HEREINAFTER STATED, this day, the Grantors, Doris M. Sinkey and husband, Henry T. Sinkey, have bargained, sold and do hereby transfer and convey unto the Grantees, Doris M. Sinkey and husband, Henry T. Sinkey, Trustees of the Sinkey Revocable Trust, by Trust Agreement executed on even date herewith, and to their successors and assigns, the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> BEING Lot No. 7, Block "A", Plan of East Wood Addition, Dr. E. T. Brown Resubdivision of the Stratton and Seymour and the L. T. Baxter Lands as recorded in Book 332, Page 63, Register's Office, Davidson County, Tennessee.
>
> Being the same property conveyed to Doris M. Sinkey and husband, Henry T. Sinkey, by deed from Robert B. Beck and wife, Martha Lu Beck of record in Book 8435, Page 215, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.
>
> This is improved property known as 1044 Seymour Avenue, Nashville, Tennessee 37206.
>
> Tax Assessor Map No.: 83-5; Parcel No.: 39 27W 19070.

TO HAVE AND TO HOLD said real estate unto the said Grantees, Doris M. Sinkey and husband, Henry T. Sinkey, Trustees, and to their heirs and assigns forever.

THE GRANTORS (1) covenant that they are lawfully seized and possessed of and have a good and perfect right to convey said realty, and it is unencumbered except for (a) 1994 property taxes of which the Grantees have full knowledge and which the Grantees assume, and (b) a certain deed of trust of record in Book 8435, Page 0218, to Delta Title Company of Shelby County, TN, Trustee for National Mortgage Company, securing a note in the original

principal amount of $35,000.00, and (2) except for the foregoing, will forever warrant and defend the title unto the Grantees, and unto their heirs and assigns, against all lawful claims, subject, however, to all the terms, conditions and matters as shown on the aforementioned plat and subject, however, to restrictive covenants, easements and setback lines as may be of record in the Register's Office for Davidson County, Tennessee.



THE CONSIDERATION for this conveyance is (1) a good and valuable cash consideration, the receipt of which is hereby acknowledged, and (2) the assumption by the Grantees of the unpaid balance due on the promissory note mentioned and described above, secured by the deed of trust described above.

THE GRANTEES join in the execution of this deed for the express purpose of assuming, and they do hereby assume, the balance due on the above described indebtedness and agree to do and abide by all the terms and conditions set out in said deed of trust securing said promissory note, and to forever save the Grantors harmless from any further obligation thereon.

POSSESSION will be given with the deed.

ALL PROPERTY TAXES have been prorated between the parties.

IN WITNESS WHEREOF, the parties have hereunto affixed their signatures, this the 6 day of MAY, 1994.

Doris M. Sinkey

Henry T. Sinkey
Grantors

Doris M. Sinkey

Henry T. Sinkey
Grantees

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

Personally appeared before me, a Notary Public in and for said State and County, Doris M. Sinkey and husband, Henry T. Sinkey, Grantors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this the 6 day of MAY, 1994.

OFFICIAL SEAL
DERK ZEEDYK
NOTARY PUBLIC CALIFORNIA
LOS ANGELES COUNTY
My Comm Expires June 19, 1995

NOTARY PUBLIC

My Commission Expires: JUNE 19 1995

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

BOOK 9352 PAGE 285

Personally appeared before me, a Notary Public in and for said State and County, Doris M. Sinkey and husband, Henry T. Sinkey, Trustees, Grantees, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this the 6 day of MAY, 1994.

NOTARY PUBLIC

My Commission Expires: JUNE 19 1995

OFFICIAL SEAL
DERK ZEEDYK
NOTARY PUBLIC CALIFORNIA
LOS ANGELES COUNTY
My Comm Expires June 19, 1995

Name & Address of Property Owner:

Doris M. & Henry T. Sinkey, Trustees

566 S. Albertson Avenue

Covina, CA 91723

Name and Address of Person or Entity Responsible for Payment of Real Property Taxes:

Same

STATE OF TENNESSEE - COUNTY OF MONTGOMERY

I or we hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $____-0-_____, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

_____

SUBSCRIBED AND SWORN to before me, this the _____ day of _____, 1994.

_____
NOTARY PUBLIC
My Commission Expires:_____



52479
IDENTIF. ↑ REFERENCE

94 MAY 20 PM 2:20

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

SINKEY.DEE;TNB:kb;04/12/94;C#3696;F#L-2814



3793 05/20 2202 CHECK 16.00