4-4102

RE-RECORD BOOK 9379 PAGE 840 BOOK 9370 PAGE 93

STATE OF TENNESSEE
COUNTY OF SUMNER The actual consideration or value whichever is greater, for this transfer is $ 78,000.00

Subscribed and sworn to before me, this the 27th day of May 19 94

My commission expires: 12/8/96 (Affix Seal)

Affiant

Notary Public

DEBRIS M. FREEMAN NOTARY AT LARGE Exp. 12/8/96 SUMNER COUNTY STATE OF TENNESSEE

WARRANTY DEED

Mail

THIS INSTRUMENT WAS PREPARED BY
TENNESSEE TITLE & TRUST, INC.
181 East Main Street · Jefferson Building · Suite 8 · Hendersonville, Tennessee 37075

ADDRESS OF NEW OWNER:			SEND TAX BILLS TO:		
Elmer H. Spain			SOURCE ONE MORTGAGE SERVICES		
4153 Pepperwood Drive			27555 Farmington Road		
STREET ADDRESS			STREET ADDRESS		
Antioch, Tennessee 37013			Farmington Hills, MI 48334-3357		
CITY	STATE	ZIP	CITY	STATE	ZIP
MAP & PARCEL NO.:	165-13-0-A-056.00CO				

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Candice L. Ensign Averitt, Married

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Elmer H. Spain and wife, Bea Spain

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson County, Tennessee COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot No. ~~190~~ 390 on the Plan of Peppertree Forest, Section 4 of record in Plat Book 7900 at page 426 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Candice L. Ensign, having since married and now known as Candice L. Ensign Averitt by deed recorded in Book 8881 at page 285 and re-recorded in Book 8891, page 534, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1994 and subsequent years, easements and restrictive covenants of record.

John D. Averitt, spouse of Candice L. Ensign Averitt, joins in the execution of this instrument.

This Instrument is being re-recorded to correct Lot No.

58158

IDENTITY REFERENCE

94 JUN -6 PM 3:29

REGISTER
DAVIDSON COUNTY, TN

2936 06/06 0101 03CHECK 297.60

THIS IS IMPROVED PROPERTY KNOWN AS 4153 Pepperwood Drive, Antioch, Tennessee 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 27th day of May, 19 94

Candice L. Ensign Averitt

Candice L. Ensign Averitt

John D. Averitt

John D. Averitt

9379

S ate of Tennessee
County of Sumner

BOOK 9370 PAGE 94

On this 27th day of May, 19 94, before me personally appeared Candice L. Ensign Averitt, Married, and John D. Averitt, Married to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My commission expires:

12/ 8/96

DORIS M. FREEMAN NOTARY AT LARGE Exp. 12/8/96 SUMNER COUNTY STATE OF TENNESSEE

Notary Public
Doris M. Freeman

State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My commission expires:

RE-RECORD BOOK 9379 PAGE 841

_____
Notary Public

WARRANTY DEED

615576
IDENTIF. ▲ REFERENCE

RE-RECORD
94 JUN 16 AM 9:40
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

3665 06/15 0101 03CHECK 9.00

TENNESSEE TITLE & TRUST, Inc.