67435

IDENTIF. & REFERENCE

PICK-UP

BOOK 9396 PAGE 810

94 JUL -5 AM 9:46

FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN.

THIS INSTRUMENT PREPARED BY:
Ted A. Burkhalter, Attorney at Law
28 White Bridge Road, Suite 100
Nashville, Tennessee 37205

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 61,690.68

Danny Axley
Affiant

Subscribed and sworn to before me, this 30th day of June, 1994, at Nashville, Tennessee.

Ted A. Burkhalter
Notary Public

My commission expires: 11-26-94

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
Danny Axley et ux 540 Raleigh Drive Hermitage, TN 37076	BarclaysAmerican/Mortgage Corporation P O Box 1225 Charlotte, NC 28201-1225	Map 75-4 Parcel 180

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars and other good and valuable consideration, receipt of all of which is hereby acknowledged, **JERRY CONROY HOBBS and wife, DELORES D. HOBBS**, hereinafter called the Grantors, have this day bargained and sold, and do hereby transfer and convey unto **DANNY AXLEY and wife, BILLIE AXLEY**, hereinafter called the Grantees, their heirs and/or assigns, a certain tract of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 20 on the Plan of Sunset Park, Section 1, as of record in Book 4300, page 185, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jerry Conroy Hobbs, a single person, by deed from Anthony Prince and wife, Bonnie J. Prince, of record in Book 6645, page 499, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Karen D. Duffel, unmarried, an undivided one-half interest by deed from Jerry Conroy Hobbs, unmarried, of record in Book 6938, page 432, Register's Office for said County.

Also being the same property conveyed to Jerry Conroy Hobbs, an undivided one-half interest by deed from Karen D. Duffel, of record in Book 9147, page 463, Register's Office for said County.

THE AFORESAID description is from the prior deed of record.

DELORES D. HOBBS, wife of Jerry Conroy Hobbs, joins in this conveyance solely to transfer any and all rights she might have in said property.

THIS IS IMPROVED property known as 540 Releigh Drive, Hermitage, Tennessee.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever.

AND GRANTORS DO COVENANT with the said Grantees that they are lawfully seized and possessed of said property, that they have a good right to convey it, and that the same is unencumbered.

THIS CONVEYANCE is subject to Plan of record in Book 4300, page 185, said Register's Office; Restrictive Covenants contained in instrument of record in Book 4639, page 264 and amended in Book 4663, page 21, said Register's Office; 1994 property taxes which are not yet due and payable; Deed of Trust as hereinafter detailed.

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 Jerry Conroy Hobbs to W. Terry Edwards, Trustee, which deed of trust is recorded in the Register's Office for Davidson County, Tennessee, in Book 6645, page 502, and note of even date thereby secured, in the original principal amount of $59,500.00, payable to Citizens and Southern Mortgage Company. The Deed of Trust was assigned to BarclaysAmerican/Mortgage Corporation, of record in Book 7327, page 915, said Register's Office. And for the same consideration Grantees hereby assume the obligations of Jerry Conroy Hobbs, 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 deficiencies following foreclosure of real property.

AND GRANTORS DO FURTHER COVENANT and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF Grantors do herewith execute this instrument on this the 30th day of June, 1994.

Jerry Conroy Hobbs

Delores D. Hobbs

Danny Axley

Billie Axley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

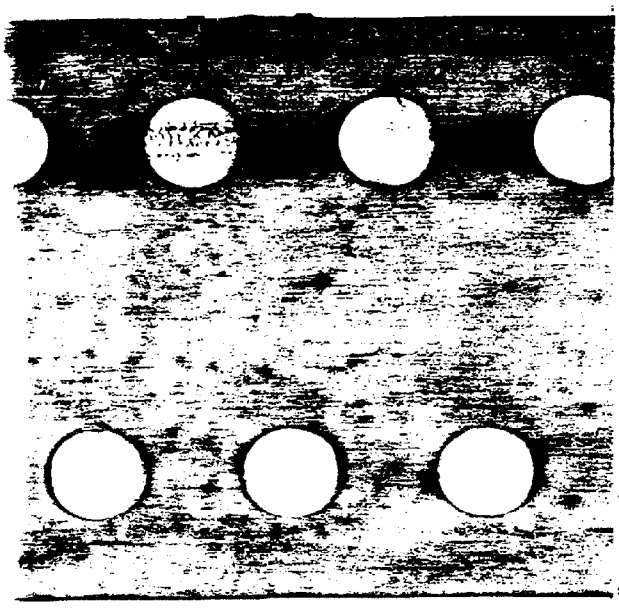
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerry Conroy Hobbs, Delores D. Hobbs Danny Axley and Billie Axley, with whom I am personally acquainted, and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of June, 1994.

Notary Public

My commission expires: 11-26-94

3029 07/05 0101 03CHECK 237.29



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

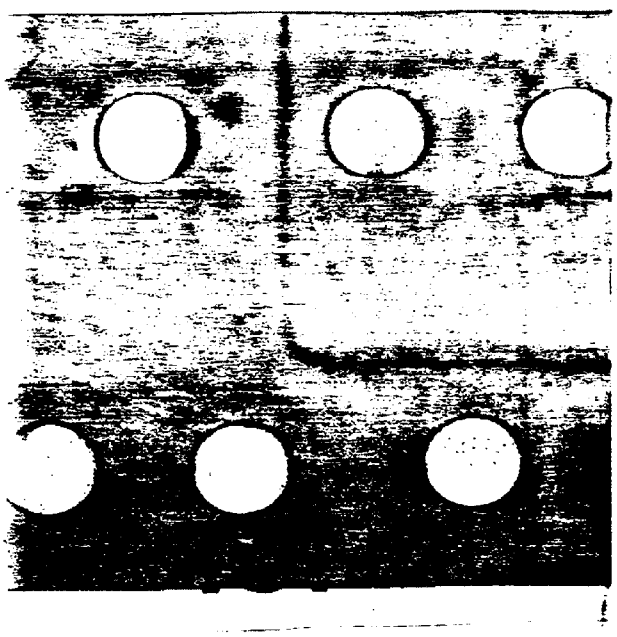
FOR _____

BOOK 9396 PAGE 812

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
			CANT	61690.68
			CON TX	228.29
			PRFEE	1.00
			WDEED	8.00
			TOTAL	237.29
			CHECK	237.29
07/05/94	01		09:46 0001	3029

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



67435
IDENTIF. # REFERENCE

94 JUL -5 AM 9:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.809684