27-B

[ADDRESS NEW OWNER:]	SEND TAX BILL TO:	MAP-PARCEL NOS.
[Charles E. Hinds	Lincoln Service Mortgage Corporation	MAP and PARCEL
[Jeannette Hinds	Attn: Tax Dept.	
[3416 Country Ridge Drive	1100 Walnut Street	150-7-320
[Antioch, TN 37013	Owensboro, KY 42302-0989	

[This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park]
[2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B)]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Richard H. Burrus and Deborah Burrus, husband and wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Charles E. Hinds and Jeannette Hinds, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

BEING Lot No. 245 on the Plan of "The Country", Section Six-B, of record in Plat Book 5200, Pages 741 and 742, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Richard H. Burrus and wife, Deborah L. Burrus by deed from Miguelina Gutierrez of record in Book 8089, Page 305, Register's Office, Davidson County, Tennessee.

This is property with a common address of 3416 Country Ridge Drive, Antioch, TN 37013.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes remaining in escrow; 2) The Plan of Record in Book 5200, Pages 741 & 742, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 6264, Page 656, said Register's office; 4) Deed of Trust executed by Jerriel H. Davis and wife, Bessie G. Davis to J.R. Cannon, Trustee of record in Book 6784, Page 339, dated February 17, 1986, and secured to Commerce Union Bank in the principal amount of $86,900.00.

As further consideration for said conveyance, the grantee hereby assumes and agrees to pay, according to its terms and tenor, the balance due on the mortgage originally in favor of Commerce Union Bank as now held by Lincoln Service Mortgage Corporation dated February 17, 1986, and appearing of record in Book 6784, Page 339, said Register's Office, the original amount of which was $86,900.00. The grantee, as further consideration, assumes the obligations of Jerriel H. Davis and wife, Bessie G. Davis under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty of insurance of the indebtedness above mentioned. This liability to the Department of Veterans Administration is under the authority of Chapter 37, Title 38, of the United States Code, and supercedes any state or local law barring or limiting deficiencies following foreclosures of real property.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]
[The actual consideration or value, whichever is greater for this]
[transfer is $106,900.00]
[ ]
[Affiant]
[Subscribed and sworn before me this 15th day of July, 1994.]
[ ]
[My Commission Expires: 5/23/98 Notary Public]

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **15th** day of **July, 1994.**

Richard H. Burrus

Deborah Burrus

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Richard H. Burrus and Deborah Burrus, husband and wife** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville,**, Tennessee, this **15th** day of **July, 1994.**

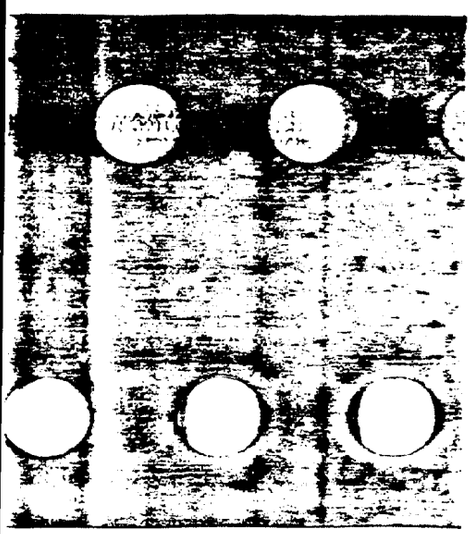
Notary Public
My Commission Expires: 5/23/98

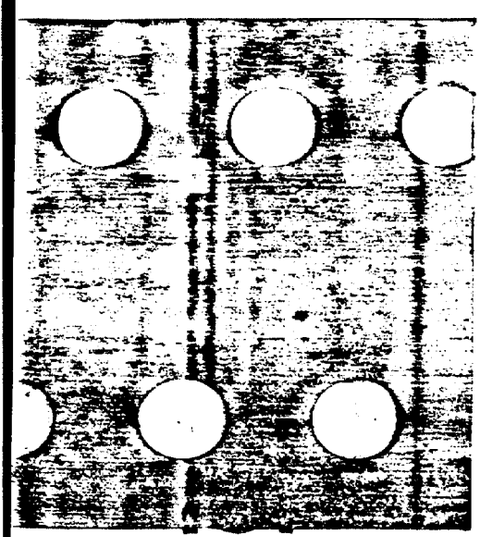
File No. 9407-248

7591 07/18 0101 03CHECK 404.53

94 JUL 18 AM 8:57
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

71667
IDENTIF. → REFERENCE





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

RECEIVED OF _____

FOR _____

BOOK 9409 PAGE 84

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 106900.00
CON TX 395.53
PRFEE 1.00
WDEED 8.00
TOTAL 404.53
CHECK 404.53

07/18/94 01 08:56 0001 7591

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

71667
IDENTIF. ↑ REFERENCE

94 JUL 18 AM 8:57
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 814186