79736

IDENTIF. ↑ REFERENCE

PICK-UP

94 AUG -9 PM 3:47

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

THIS INSTRUMENT WAS PREPARED BY
WILLIAMS, SMITH & DOZIER, P.C.
Post Office Box 190632
Nashville, Tennessee 37219-0632

WARRANTY DEED

ADDRESS NEW OWNER(S):	PARTY RESPONSIBLE FOR TAXES:	MAP & PARCEL #
ADRIANNA E. CLEGGETT	Lincoln Service Mortgage Corporation 1100 WALNUT STREET	Map # 59-14 BOOK 9432 PAGE 756
820 HILLMORE DRIVE NASHVILLE, TENNESSEE 37218	OWENSBORO, KY 42302-0989	Parcel # 276

FOR AND IN CONSIDERATION, of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **STANDUP WADE and GERALDINE D. WADE, HUSBAND AND WIFE** (herein "Grantors"), do hereby transfer and convey unto **ADRIANNA E. CLEGGETT** , her successors and/or assigns (herein "Grantee"), a certain tract or parcel of real property in **DAVIDSON** County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 21B on the Plan of Hillmore S/D of record in Book 6250, Page 600, Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Standup Wade and wife, Geraldine D. Wade by deed from Leon Sharber, Trustee, of record in Book 6846, Page 17, Register's Office for Davidson County, Tennessee.

This land is improved property known as **820 HILLMORE DRIVE, NASHVILLE, TENNESSEE 37218.**

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said Grantee, his/her heirs, successors and assigns forever.

The said Grantors do hereby covenant with the Grantee that they are lawfully seized and possessed of said real property in fee simple; have a good right to convey it and the same is unencumbered, except for:

1. Real property taxes for 1994 which are assumed by the Grantee.

2. Matters set forth on the Plan of Hillmore Subdivision of record in Book 6250, Page 195 as amended in Book 6250, Page 600, Register's Office for Davidson County, Tennessee.

3. Notes and Restrictions on plan of record in Book 6250, Page 600, Register's Office for Davidson County, Tennessee.

4. Restrictive Covenants of record in Book 6423, Page 597, Register's Office for Davidson County, Tennessee.

5. For and in consideration of $44,690.48 the receipt of which is bereby acknowledged and as a further consideration the Grantee hereby assumes and agrees to pay, according to its terms and tenor, the balance due on the Mortgage in favor of Lincoln Service Mortgage Corporation, dated April 29, 1986, and in record in Book 6846, Page 19, in the Register's Office for Davidson County, Tennessee, the original amount of which was $48,500.00. The Grantee, as a further consideration, assumes the obligations of Standup Wade and wife, Geraldine D. Wade 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 or 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 supersedes any State or local law barring or limiting deficiencies following foreclosure of real property.

6. Sellers' right of possession of the property until September 1, 1994.

Except as set forth above, the undersigned Grantors do further covenant and bind themselves, and their heirs, successors and assigns to warrant and forever defend the title to said land to the said Grantee, his/her heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the undersigned have executed this instrument this 8th day of August, 1994.

STANDUP WADE

GERALDINE D. WADE

STATE OF TENNESSEE)
COUNTY OF Davidson)

BOOK 9432 PAGE 757

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **STANDUP WADE and GERALDINE D. WADE, HUSBAND AND WIFE**, the within named bargainorss, with whom I am personally acquainted (or 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, at office, this **8th** day of **August, 1994**.

Notary Public

My Commission Expires: 11/22/97

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is **$ 49,900.00**.

ADRIANNA E. CLEGGETT

Sworn to and subscribed before me this 8th day of August, 1994.

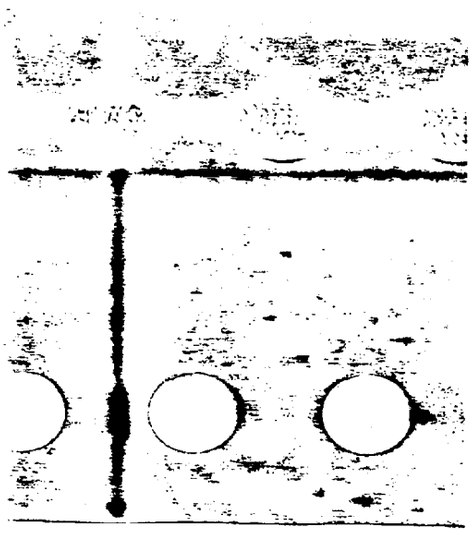
NOTARY PUBLIC

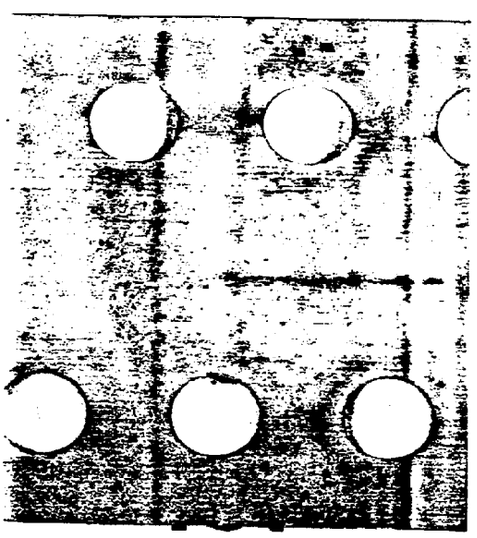
My Commission Expires: 11/22/97

527.3 38/09 2101 03CHECK 193.53

WD-W&S.DOC
File No. 1439

TENNESSEE TITLE & ESCROW CO.
Title Co. T.G. No.





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

RECEIVED OF _____

FOR _____

BOOK 9432 PAGE 758

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 49900.00
CON TX 184.63
PRFEE 1.00
WDEED 8.00
TOTAL 193.63
CHECK 193.63

08/09/94 01 15:47 0001 6318

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79736
IDENTIF. ↑ REFERENCE

94 AUG -9 PM 3:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 822801