BK 1227 PG 851

Mail

This Instrument Prepared By:
Bridgehouse Title Company
William S. Carman, Sr., Attorney
109 Holiday Court Suite C-5
Franklin, Tennessee 37064

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP AND PARCEL:
David M. Johnson et ux.	STM Mortgage Company	Map 119
215 Elberta Street	1250 Mockingbird Lane	Group 5
Nashville, TN 37210	Dallas, TX 75247	Parcel 200

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $38,000.00. 3-00

David M. Johnson
Affiant

Sworn to and subscribed before me this 30th day of August, 1994.

William S. Carman
Notary Public

My Commission Expires: 1-20-98

State of Tennessee, County of WILLIAMSON
Received for record the 01 day of
SEPTEMBER 1994 at 3:14 PM. (REC# 110815)
Recorded in official records
Book 1227 Page 851- 852
Notebook 53 Page 312
State Tax $ 140.60 Clerks Fee $ 1.00,
Recording $ 8.00, Total $ 149.60,
Register of Deeds SADIE WADE
Deputy Register ANGELA WAY

ASSUMPTION DEED

FOR AND IN CONSIDERATION OF THE SUM OF THIRTY EIGHT THOUSAND AND NO/100 DOLLARS ($38,000.00), THIRTEEN THOUSAND ONE HUNDRED TWELVE AND 92/100 DOLLARS ($13,112.92) of which is cash in hand paid by the hereby acknowledged, and the remaining TWENTY FOUR THOUSAND EIGHT HUNDRED EIGHTY SEVEN AND 08/100 DOLLARS ($24,887.08) of which is the assumption by said **GRANTEES** of the payment of the balance due on a certain promissory note as secured by deed of trust hereinafter described, **MARTHA B. ALEXANDER,** herein called the **GRANTOR**, has bargained and sold, and by these presents do transfer and convey unto **DAVID M. JOHNSON AND WIFE, DONNA JOHNSON**, herein called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of the Re-Subdivision of Lots 4, 5, 6, 7, 8 and 9 in Block 27 - Lots 2, 3, 5 & 6 in Block 25 and Blocks 23 and 24 - Cumberland Nurseries, as of record in Book 161, page 139, Register's Office for Davidson County, Tennessee. Said Lot No. 14 fronts 55 feet on the southerly side of Elberta Street and runs back between parallel lines 180 feet to a rear line measuring 55 feet thereon.

Being the same property conveyed to Martha B. Alexander, unmarried by deed from Lucille G. Cella, widow of record in Book 6355, page 221, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Davidson County taxes for the year 1994 are a lien but not yet due and payable.
Map 119, Group 5, Parcel 200.

2. Deed of Trust executed by Martha B. Alexander to David I. Crockett and Jules P. Harlicka, Trustees, of record in Book 7126, page 743, Register's Office for Davidson County, Tennessee, to secure Fleet Real Estate Funding Corp. an indebtedness in the original principal sum of $38,092.00, dated January 26, 1987, payable according to the terms and conditions recited therein. Said Deed of Trust having been assigned by unrecorded Assignment to STM Mortgage Company.

3. All matters on the Plan of record in Plat Book 161, page 139, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said **GRANTEES**, their heirs and assigns, forever; and **GRANTOR** does covenant with said **GRANTEES** that **GRANTOR** is lawfully seized and possessed of that land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; and **GRANTOR** does further covenant herself, her heirs and representatives, to warrant and forever defend the title to said land to said **GRANTEES,** their heirs and assigns, against the lawful claims of all persons whomsoever.

By **GRANTEES** signature below, **GRANTEES** hereby agree to assume the payment of the promissory note secured by Deed of Trust herein described, to make all payments due thereunder in a timely manner, and to abide by the terms thereof and of said deed of trust.

This improved property is known as 215 Elberta Street, Nashville, TN 37210.

WITNESS our hands this 30th day of August, 1994.

GRANTOR:

Martha B. Alexander
MARTHA B. ALEXANDER

GRANTEES:

David M. Johnson
DAVID M. JOHNSON

Donna Johnson
DONNA JOHNSON

FILED FOR RECORD
DAVIDSON COUNTY, TN.
REGISTER
94 SEP 19 AM 9:15

91875
IDENTIF. & REFERENCE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, Martha B. Alexander and David M. Johnson and wife, Donna Johnson, 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 and official seal, at Franklin, Tennessee, this 30th day of August, 1994.

William B. Carman
Notary Public

WILLIAM B. CARMAN · NOTARY PUBLIC AT LARGE · WILLIAMSON CO., TENN.

My Commission Expires:

1-20-98