This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
1281-G N. Mt. Juliet Road
Mt. Juliet, TN 37122
(615) 754-9151

mail

BOOK 9469 PAGE 557

ADDRESS NEW OWNER:
Linda K. Rossmaier
1013 Carriage Way Court
Hermitage, Tennessee 37076

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
U.S. Bancorp Mortgage Company
P.O. Box 4435
Portland, Oregon 97208

MAP AND PARCEL:
MAP 086 Grp. 7
PARCEL 8.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Anthony Joseph Klassen, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Linda K. Rossmaier , hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 10 on the Plan of Jackson's Retreat, Phase I, Section 2, of record in Plat Book 5200, Page 334 and 335, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said lot.
>
> Being the same property conveyed to Anthony Joseph Klassen , by deed from Douglas C. McKay and wife, Shelia D. McKay of record in Deed Book 8699, Page 256, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

This conveyance is subject to Decleration of Covenants and Conditions, of record in Book 5741, Page 360, said Register's Office.

This conveyance is subject to By-Laws, of record in Book 5745, Page 294, said Register's Office.

This conveyance is subject to Homeowner Charter, of record in Book 5745, Page 283, said Register's Office.

This conveyance is subject to all matters concerning restrictions, setback lines and easments, of record in Plat Book 5200, Page 334 and 335 and amended in Book 5972, Page 96, said Register's Office.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by The Lomas & Kettleton Company of record in Book 7042, Page 295, and assigned to U.S. Bancorp Mortgage Compnay of record in said Register's Office. the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account and insurance to be transferred to Grantee(s).

This is improved property known as 1013 Carriage Way Court, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Linda K. Rossmaier, their heirs and assigns, forever; and we, Anthony Joseph Klassen 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 16th day of September, 1994.

Anthony Joseph Klassen

Anthony Joseph Klassen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Anthony Joseph Klassen the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 16th day of September, 1994.

Louise N. Tigner

NOTARY PUBLIC

My Commission Expires: 4/25/98

STATE OF TENNESSEE)
COUNTY OF Wilson)

The actual value or consideration, whichever is greater, for this transfer is $ 81,129.78.

Louise L. Rossvaier

AFFIANT

Subscribed and sworn to before me this 16th day of September, 1994.

Louise N. Tigner

NOTARY PUBLIC

My Commission Expires: 4/25/98

92311

IDENTIF. & REFERENCE

94 SEP 20 AM 8:53

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

9978 09/20 0101 03CHECK 309.07





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

RECEIVED OF _____

FOR _____

BOOK 9469 PAGE 559

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	81129.78
CON TX	300.07
PRFEE	1.00
WDEED	8.00
TOTAL	309.07
CHECK	309.07

09/30/94 01 08:52 0001 9978

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92311
IDENTIF. # REFERENCE

94 SEP 20 AM 8:53
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 836286