Box 31
MAA

92710

IDENTIF. & REFERENCE

BOOK 9470 PAGE 835

94 SEP 21 AM 8:53

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

This Instrument Prepared By:

John N. Popham, IV, Esq.
Harwell Howard Hyne Gabbert & Manner, P.C.
1800 First American Center
315 Deaderick Street
Nashville, Tennessee 37238-1800

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Bruce P. Tillman 817 Cold Creek Trail Nashville, TN 37211	Chemical Mortgage Co. 200 Old Wilson Bridge Road Worthington, Ohio 43085-8500	172-12A-27

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **KAREN L. CENTERS**, a widow, the Grantor herein, has bargained and by these presents does transfer and convey unto **BRUCE P. TILLMAN,** an unmarried person, the Grantee herein, his heirs and assigns, a certain tracts or parcel of land situated in Davidson County, Tennessee, and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Section One, Bradford Hills, of record in Plat Book 7900, page 6 and amended in Book 7900, pages 110-112, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to O'Neil B. Centers and wife, Karen L. Centers, by Warranty Deed from Bradford Hill Homes, Inc. of record in Book 8368, page 269, Register's Office for Davidson County, Tennessee. O'Neil B. Centers has since deceased, the property passing to Karen L. Centers as surviving spouse.

TOGETHER WITH all buildings, structures and improvements, if any, located thereon.

GRANTEE HEREIN, as part of the purchase price and consideration for this deed, assumes and agrees to pay the indebtedness evidenced by that certain Note and Deed of Trust made by O'Neil B. Centers and wife, Karen L. Centers to Atlantic Coast Mortgage Company, said Deed of Trust having been recorded in Book 8931, page 164, Register's Office for Davidson County, Tennessee. For the same consideration, Grantee hereby assumes the obligations of O'Neil B. Centers and wife, Karen L. Centers, under the same 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.

BY SIGNATURE below, Grantee acknowledges his assumption of liability for the mortgage obligation and the liability to indemnify the Department of Veterans Affairs.

TO HAVE AND TO HOLD the said tract or parcel of land and any buildings, structures and improvements located thereon, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, his heirs and assigns, forever. Grantor does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except for (1) 1994 real property taxes which are being assumed by Grantee herein; (2) restrictive covenants of record in Book 8069, page 170, Register's Office for Davidson County, Tennessee; (3) Bylaws of record in Book 8071, page 531, said Register's Office; (4) Storm Water Detention Agreement in Book 8292, page 753, said Register's Office; (5) Charter of record in Book 8071, page 520, said Register's Office; (6) Open Space conveyed in Book 8154, page 304, said Register's Office; (7) all matters shown on the Plan of record in Book 7900, page 6, as amended in Book 7900, pages 110-112; and (8) the Deed of Trust of record in Book 8931, page 164, Register's Office for Davidson County, Tennessee, to which matters this conveyance is expressly

made subject. Grantor does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever, except as to those matters to which this conveyance is made subject.

WITNESS my hand this 16th day of September, 1994.

Karen L. Centers by
Elizabeth Ann Roberts

KAREN L. CENTERS, by Elizabeth Ann Roberts,
Attorney-in-Fact

Bruce P. Tillman

BRUCE P. TILLMAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, Elizabeth Ann Roberts, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of KAREN L. CENTERS and acknowledged that she executed the same as the free act and deed of KAREN L. CENTERS.

Witness my hand, at office, this 16th day of September, 1994.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Marsha A. Anderson
Notary Public

0408 09/21 0101 03CHECK 433.76

My Commission Expires: 5-23-98

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, Bruce P. Tillman, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 16th day of September, 1994.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Marsha A. Anderson
NOTARY PUBLIC

My commission expires: 5-23-98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $114,755.17.

Bruce P. Tillman
AFFIANT

Sworn to and subscribed before me,
this 16th day of September, 1994.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Marsha A. Anderson
Notary Public
My Commission Expires:_____

My Commission Expires MAY 23, 1998



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

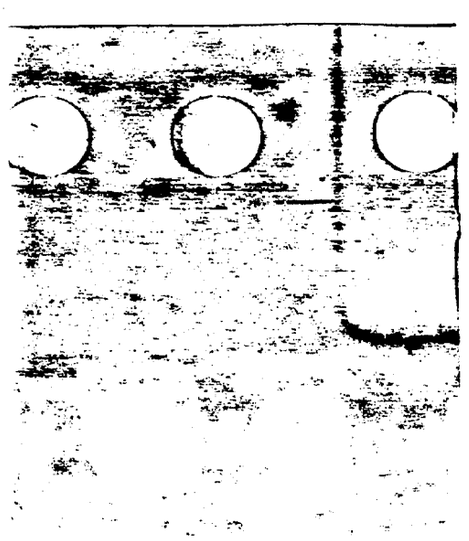
RECEIVED OF _____

FOR _____

BOOK 9470 PAGE 837

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 114755.17
CON TX 424.76
PRFEE 1.00
MDEED 8.00
TOTAL 433.76
CHECK 433.76

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/21/94 01 08:52 0001 0408

94 SEP 21 AM 8:53
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

92710
IDENTIF. # REFERENCE

No. 836711