94541

IDENTIF. & REFERENCE

MAIL ENV.

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

94 SEP 28 AM 9:00

REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP AND PARCEL:
Richard A. Biggs et ux.	Chase Manhattan Mtg Corp	Map 96
717 Ortega Road	601 Cleveland Street Suite 300	Group 16
Nashville, TN 37214	Clearwater, FL 34615-8137	Parcel 152

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 9476 PG 538

The actual consideration or value, whichever is greater, for this transfer is $69,298.73.

Tracie P. Biggs
Affiant

Sworn to and subscribed before me
this 27th day of September, 1994.

William S. Carman
Notary Public

My Commission Expires: 1-20-98

ASSUMPTION DEED

FOR AND IN CONSIDERATION OF THE SUM OF SIXTY NINE THOUSAND TWO HUNDRED NINETY EIGHT AND 73/100 DOLLARS ($69,298.73), SIX THOUSAND SIX HUNDRED FIFTY AND NO/100 DOLLARS ($6,650.00) of which is cash in hand paid by the hereby acknowledged, and the remaining SIXTY TWO THOUSAND SIX HUNDRED FORTY EIGHT AND 73/100 DOLLARS ($62,648.73) 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, **WILLIAM E. SIMON AND WIFE, JENNIFER A. SIMON,** herein called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto **RICHARD A. BIGGS AND WIFE, TRACIE P. BIGGS,** herein called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 258-A, Zone Lot division of Lot 258, Larchwood Subdivision, Section Three, Plat of which is of record in Book 6250, page 297, amending Plat in Book 5200, page 540, all of record in Register of Deeds Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to William E. Simon and wife, Jennifer A. Simon by deed from Donald M. Swaney and Ann C. Swaney, husband and wife, of record in Book 7110, page 851, 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 96, Group 16, Parcel 152.

2. Deed of Trust executed by ~~William E. Simon~~ Donald M. Swaney W&C and wife, ~~Jennifer A. Simon~~ Ann C. Swaney W&C to Jess Hay, Trustee, of record in Book 6478, page 903, Register's Office for Davidson County, Tennessee, to secure The Lomas and Nettleton Company an indebtedness in the original principal sum of $67,150.00, dated January 18, 1985, payable according to the terms and conditions recited therein.

3. All matters on the Plan of Lot 258-A, Zone Lot Division of Lot 258, Larchwood Subdivision, Section Three, of record in Book 6250, page 297, amending Book 5200, page 540, Register's Office for Davidson County, Tennessee.

4. Restrictive covenants contained in instrument of record in Book 6076, page 69, as amended in Book 6122, page 482, and Plat Book 6250, page 297, 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 **GRANTORS** does covenant with said **GRANTEES** that **GRANTORS** are 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 **GRANTORS** do further covenant themselves, their 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 717 Ortega Road Nashville, Tennessee 37214.

WITNESS our hands this 27th day of September, 1994.

GRANTORS:

William E. Simon
WILLIAM E. SIMON

JENNIFER A. SIMON

GRANTEES:

Richard A. Biggs by Tracie P. Biggs his Attorney-in-fact
RICHARD A. BIGGS by Tracie P. Biggs his Attorney-in-fact

Tracie P. Biggs
TRACIE P. BIGGS

2389 09/28 0101 03CHECK 269.41

BOOK 9476 PG 540

STATE OF New Mexico
COUNTY OF San Miguel

Personally appeared before me, the undersigned authority, William E. Simon and wife, Jennifer A. Simon, 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 BNM, 2:30 pm, this 22nd day of Sept, 1994.

Notary Public

My Commission Expires:

09-11-96

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, Tracie P. Biggs, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Franklin, Tennessee, this 27th day of September, 1994.

Notary Public

WILLIAM S. CARMAN • NOTARY PUBLIC AT LARGE • WILLIAMSON CO., TENN.

My Commission Expires:

1-20-98

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, Tracie P. Biggs, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Richard A. Biggs, and who acknowledged that she executed the same as the free act and deed of the said Richard A. Biggs.

Witness my hand and official seal, at Franklin, Tennessee, this 27th day of September, 1994.

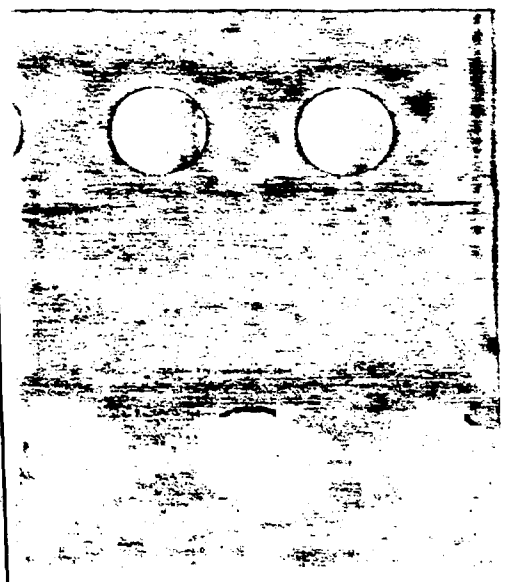
Notary Public

WILLIAM S. CARMAN • NOTARY PUBLIC AT LARGE • WILLIAMSON CO., TENN.

My Commission Expires:

1-20-98





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9476 PG 541

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 69298.73
CON TX 256.41
PRFEE 1.00
WDEED 12.00
TOTAL 269.41
CHECK 269.41

09/28/94 01 08:59 0001 2389

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94541
IDENTIF. # REFERENCE

94 SEP 28 AM 9:00
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 838652