9633

BOOK 9633 PG 713

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,432.45

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March, 19 95

Notary Public

MY COMMISSION EXPIRES: 11/22/98
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Castleman & Wischhof, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Willie Junior Chance (NAME) | First Nationwide Mortgage (NAME) | 11D 76780 |
| 1208 Argyle Avenue (ADDRESS) | 5280 Corporate Drive (ADDRESS) | 51-12-66 |
| Madison, TN 37115 (CITY) (STATE) (ZIP) | Frederick, MD 21701 (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Martha J. Laird, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Willie Junior Chance and wife, Barbara Ann Chance

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:

Located in Madison, County of Davidson, State of Tennessee, to wit:

Being Lot No. 53 on the plan of Morningside Heights, Section One, which is of record in Book 1130, page 76, Register's Office for Davidson County, Tennessee, to which reference is made for a more particular decription of said lot.

Being the same property conveyed to Martha J. Laird, a single person, by deed from Secretary of Veterans Affairs, of record in Book 8098, page 589, Register's Office for Davidson County, Tennessee.

Grantees herein, as part of the purchase price and consideration for this deed, assume and agree to pay the indebtedness evidenced by that certain deed of trust made by Martha J. Laird, a single person, to Secretary of Veterans Affairs, an Officer of the United States of America, which mortgage is recorded in the office of Register of Deeds in Book 8098, page 592. And for the same consideration, Grantees hereby assume the obligations of Martha J. Laird under the terms of the instruments creating the loan to indemnify the Department of Veterans Affairs to the extent of the 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.

unimproved ( )
This is improved ( X ) property, known as 1208 Argyle Avenue, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness my hand this 30th day of March, 19 95

Martha J. Laird
By: Martha J. Laird
Connie Johnson, Attorney-in-fact
Connie Johnson AIF

Willie Junior Chance

Barbara Ann Chance


DCTN01W 12/88
First Data Systems, Inc.
1-800-626-5427

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9633 PG 714

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martha J. Laird

the bargainor _____, 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 Goodlettsville, Tennessee, this 30th day of March, 1995.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of March, 1995, before me, the undersigned, a Notary Public in and for said County and State, personally appeared CONNIE JOHNSON, to me known to be the person who executed the foregoing instrument in behalf of MARTHA J. LAIRD, and who acknowledged that she executed the same as the free act and deed of the said MARTHA J. LAIRD.

Witness my hand and seal at Goodlettsville, the day and year above written.

NOTARY PUBLIC

My commission expires: 1/25/98

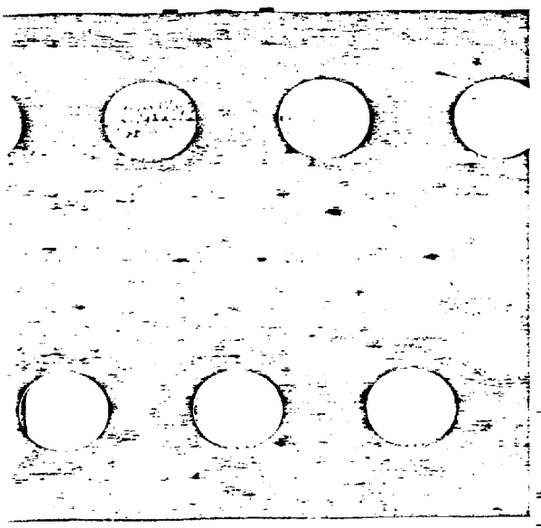


IDENTIFICATION REFERENCE

95 APR -3 AM 8:53

DAVIDSON COUNTY, TENN.

95 04 13 0101 03 CHECK 250.00



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

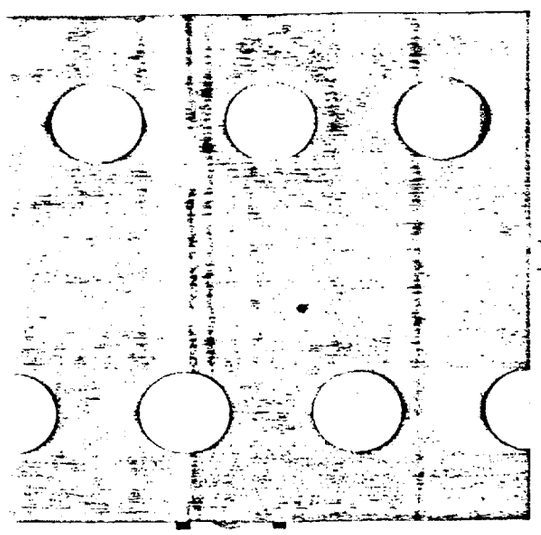
RECEIVED OF _____

FOR _____

BOOK 9633 PG 715

| | | |
|---|---|---|
| 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 | 65432.45 |
| CON TX | 241.98 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 250.98 |
| CHECK | 250.98 |

04/03/95 01 08:52 0001 $405

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47469
IDENTIFICATION REFERENCE

95 APR -3 AM 8:53

DAVIDSON COUNTY, TENN.

**No.** 895937