52548

IDENTIF. & REFERENCE

95 APR 18 AM 10: 10

REGISTER
DAVIDSON COUNTY, TN.

BOOK 9647 PG 853

1389 04/18 0101 03CHECK 287.61

THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

OUR FILE NUMBER: R-4280

MAP/GROUP/PARCEL
042-08-0/164.00

NEW OWNER'S NAME AND ADDRESS:
Larry D. Leaver, Jr. and Melissa L. Leaver and
Larry D. Leaver, Sr. and Cathey Leaver
1653 Liberty Hill Drive
Madison, Tennessee 37115

SEND TAX BILLS TO:
Source One Mortgage Services Corporation
27555 Farmington Road
Farmington Hills, MI 48334-3357

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, we, Scott A. Young and wife, Angela T. Young, hereinafter called Grantors, do hereby transfer and convey unto Larry D. Leaver, Jr. and wife, Melissa L. Leaver and Larry D. Leaver, Sr. and wife, Cathey Leaver, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee,

BEING Lot No. 46 on the Plan of Heritage View, Section Two, of record in Plat Book 7900, Page 37, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to grantors herein by deed of record in Book 8912, Page 67, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

ASSUMPTION CLAUSE

As part of the purchase price of the above described premises, the grantees hereby expressly assume and agree to pay an existing mortgage evidenced by a Deed of Trust of Record in Book 8912, Page 70, Register's Office for Davidson County, Tennessee, in the original amount of $72,151.00, the same being payable to Temple Inland Mortgage.

GRANTEES execute this Deed as evidence of their assuming and promising to pay the debt hereinabove described.

Scott A. Young

Angela T. Young

Larry D. Leaver, Sr.

~~Carol~~ Leaver

BY CATHEY

Larry D. Leaver, Jr.

Melissa L. Leaver

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Scott A. Young and wife, Angela T. Young, and Larry D. Leaver, Jr. and wife, Melissa L. Leaver, and Larry D. Leaver, Sr., with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained, and Larry D. Leaver, Sr. appeared with whom I am personally acquainted, and acknowledged himself to be the Attorney in Fact for ~~Carol~~ Leaver and that he, as such Attorney in Fact, and with full power and authority so to do, executed the foregoing as Attorney in Fact for the said ~~Carol~~ Leaver.

BY CATHEY

BY CATHEY

DONE at offices in Hendersonville, TN, on this the 14th day of April, 1995.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-3-98

SHELTON HATCHER NOTARY AT LARGE Exp. 2/3/98 SUMNER COUNTY STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $75,330.95.

AFFIANT

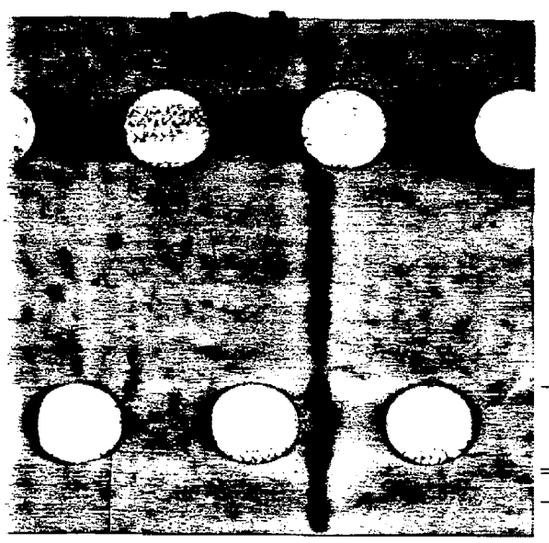
Sworn to and subscribed before me, this the 14th day of April, 1995.

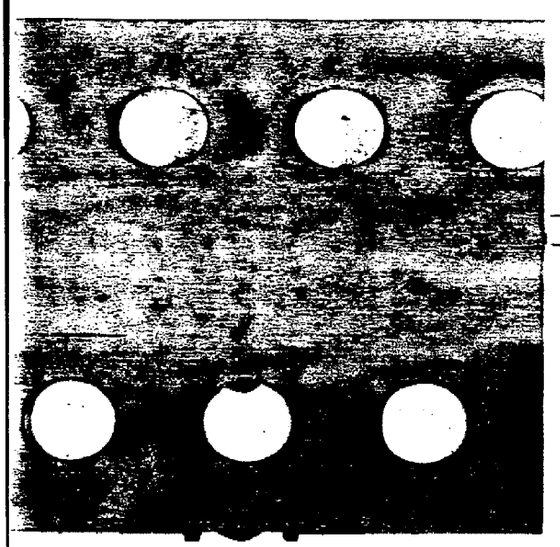
NOTARY PUBLIC

My Commission Expires:
2-3-98

SHELTON HATCHER NOTARY AT LARGE Exp. 2/3/98 SUMNER COUNTY STATE OF TENNESSEE

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED





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

RECEIVED OF _____

FOR _____

BOOK 9647 PG 853

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	75330.95
CON TX	278.61
PRFEE	1.00
WDEED	8.00
TOTAL	287.61
CHECK	287.61

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 1889

52548
IDENTIF. & REFERENCE

95 APR 18 AM 10: 10
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 901364