61531

IDENTIFYING REFERENCE

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

95 MAY 17 PM 12:55

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

OUR FILE NUMBER: R-4350

MAP/GROUP/PARCEL
032-13-0/047.00

BOOK 9674 PG 215

NEW OWNER'S ADDRESS:
Charles J. Chambers, Jr.
4206 Brick Church Pike
Whites Creek, TN 37189

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 his hereby acknowledged, we, Selena Fentress Howard (one in the same person as Selena Fentress), and husband, Richard Howard, hereinafter called Grantors, do hereby transfer and convey unto Charles J. Chambers, Jr., a single man, his heirs and assigns, hereinafter called Grantee, property described as follows:

Land in Davidson County, Tennessee.

BEING Lot No. 4 on the Plan of Timbertrail Subdivision, Section 3, of record in Book 5190, page 745, Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

BEING the same property conveyed to grantors herein by Deed of record in Book 8685, Page 574, Register's Office for said county.

Richard Howard, husband of Selena Fentress Howard, joins in the conveyance of this property for the purpose of conveying any interest, marital or otherwise, which he may have in said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantors covenant with grantee 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 the Deed of Trust hereinafter mentioned and except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his 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 7961, Page 581, Register's Office for Davidson County, Tennessee, in the original amount of $66,200.00, the same being payable to First Union Mortgage Corporation.

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

Selena Fentress Howard
Selena Fentress Howard

Richard Howard
Richard Howard

Charles J. Chambers, Jr.

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Selena Fentress Howard and husband, Richard Howard and Charles J. Chambers, Jr., 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.

DONE at offices in Hendersonville, TN, on this the 15th day of May, 1995.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-3-98

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $79,537.13.

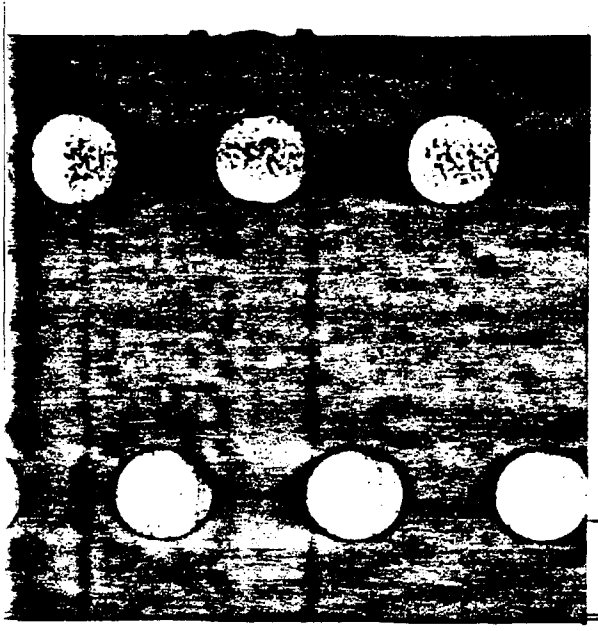
AFFIANT

Sworn to and subscribed before me, this the 15th day of May, 1995.

NOTARY PUBLIC

My Commission Expires:
2-3-98

1852 05/17 0101 03CHECK 303.29



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

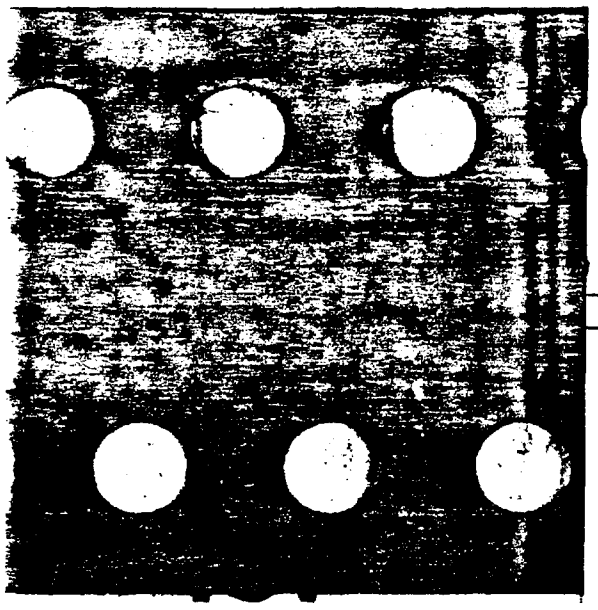
RECEIVED OF _____

FOR _____

BOOK 9674PG217

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 79537.13
CON TX 294.29
PRFEE 1.00
WDEED 8.00
TOTAL 303.29
CHECK 303.29

05/17/95 01 12:56 0001 1852

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61531
IDENTIF. & REFERENCE

95 MAY 17 PM 12:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 911213