BOOK 9813 PG 633

Box 1

WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 96,909.32

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF September, 1995

Notary Public

MY COMMISSION EXPIRES: October 9, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd. #200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Roy Pratt	Chemical Residential Mortgage Corporation	150-9-A
(NAME)	(NAME)	
3340 Calais Circle	200 Old Wilson Bridge Road	14
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Worthington, OH 43085-8500	2DX 8114
(CITY) (STATE) (ZIP)	(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, Gary L. Jump and wife, Kimberly K. Jump and Ronald H. Kissinger and wife, Nancy Kissinger

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Roy Pratt, Unmarried

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:

Land in Davidson County, Tennessee, being Lot No. 168 on the Plan of Forest View Park, Section VII of record in Plat Book 6900, Page 162, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Gary L. Jump and wife, Kimberly K. Jump and Ronald H. Kissinger by deed of record in Book 7373, Page 31, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to Atlantic Coast Mortgge Co. of record in Book 7373, Page 37, said Register's Office with a present unpaid balance of approximately $77,909.32, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

The grantee assumes the personal obligation of the grantor and/or original mortgagor under the terms of the Note and any instrument, regulations or laws creating the loan to indemnify the Department of Veterans Administration or Federal Housing Administration to the extent of any claim of payment arising from the guaranty or insurance of the indebtedness.

This instrument is executed on behalf of Ronald H. Kissinger and wife, Nancy Kissinger by Kimberly K. Jump as their Attorney-In-Fact pursuant to recorded

unimproved ( )
This is improved (XX) property, known as 3340 Calais Circle, Antioch, TN 37013
(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 our hands this 22nd day of September, 1995

Gary L. Jump
Gary L. Jump

Kimberly K. Jump
Kimberly K. Jump

Ronald H. Kissinger
By: Kimberly K. Jump
Kimberly K. Jump, Attorney-in-fact

Nancy Kissinger
By Kimberly K. Jump, Attorney-in-fact
Nancy Kissinger
By: Kimberly K. Jump Attorney in fact

DCTN01WC

BOOK 9813PG631

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary L. Jump and wife, Kimberly K. Jump

the bargainor s, 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 Antioch, Tennessee, this 22nd day of September, 19 95

Commission expires October 9, 1995

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 September 22, 1995 before me personally appeared Kimberly K. Jump, the person who executed the foregoing instrument on behalf of Ronald H. Kissinger and wife, Nancy Kissinger, and acknowledged that she executed the same as the free act and deed of the said Ronald H. Kissinger and wife, Nancy Kissinger, through Power of Attorney granted her by the said Ronald H. Kissinger and wife, Nancy Kissinger.

Notary Public

My Commission Expires: 10/9/95

0107372

IDENTIF. ↗ REFERENCE

95 OCT -2 PM 3:23

FELIX Z. WILSON, Register
DAVIDSON COUNTY, TN.

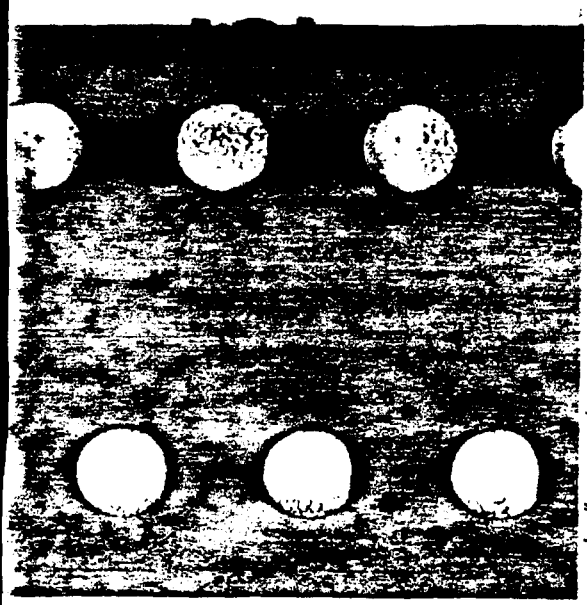
DCTN01WC

Continuation of Legal Description:

Power of Attorney of record in Book 9813, Page 629, in the Register's Office for Davison County, Tennessee.

Nancy Kissinger joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

1635 10/02 0101 03CHECK 371.53



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

RECEIVED OF _____

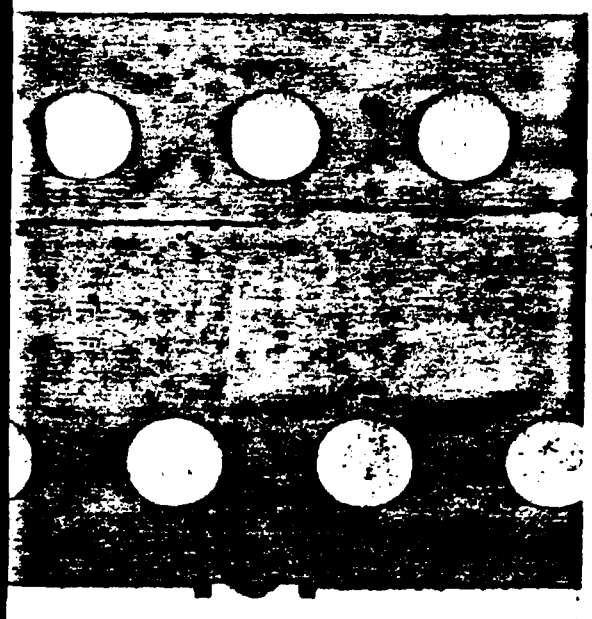
FOR _____

BOOK 9813 PG 633

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

MAMT 96909.32
MOR TX 358.53
PRFEE 1.00
WDEED 12.00
VOID
MAMT 96909.32-
VOID
MOR TX 358.53-
CAMT 96909.32
CANCEL



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0107372
IDENTIF. ← REFERENCE

95 OCT -2 PM 3:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

10/02/95 01 15:26 0001 1634

CAMT 96909.32
CON TX 358.53
PRFEE 1.00
WDEED 12.00
TOTAL 371.53
CHECK 371.53

10/02/95 01 15:27 0001 1635

No. 960426