This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679
This instrument prepared from information furnished by parties

File Box 24

BOOK 9972 PG 245

ADDRESS NEW OWNER:
Harold Reeves Trustee
640 Spence Lane, Suite 218
Nashville, TN 37217

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
ACCUBANC MORTGAGE CORPORATION
12377 Merit Drive #600
Dallas, TX 75380-9089

MAP AND PARCEL:
MAP 108-16
PARCEL 376
3D-91933

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Linda Fenske, now Gann, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Harold Reeves, Trustee, with full power to mortgage, sell and convey without the joinder of any beneficiary, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 126B, Zone Lot Division of Lots 111, 112, 124, 125 and 126, on the Plan of Percy Priest Woods, Section 4, of record in Plat Book 6900, Page 64, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Linda Fenske, by deed from Timothy R. Haley and wife, Jean M. Haley of record in Book 7793, Page 807, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

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 Timothy R. Haley and wife, Jean M. Haley to Mortgage Trust Corporation, which deed of trust is recorded in the office of the Register of Deeds of Davidson County, Tennessee, in Book 7179, Page 440, and note of even date thereby secured, in the original principal amount of $57,500.00, payable now to AccuBanc Mortgage Corporation. And for the same consideration Grantees hereby assume the obligations of Linda Fenske, under the terms of the instruments creating the loan to indemnify the Department of Veterns Affairs to the extent of any 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. The escrow account transferred to Grantees. Loan No. 9882788.

THIS conveyance subject to such easements and setback lines of record in Plat Book 6900, pages 111 et seq. and restrictive covenants of record in said Register's Office.

Dorris Eugene Gann joins in the execution of this instrument to convey whatever interest he may have, especially marital rights.

This is improved property known as 204 Woodmaker Court, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Harold Reeves, Trustee, with full power to mortgage, sell and convey without the joinder of any beneficiary, his successors and assigns, forever; and we, Linda Fenske

Gann and husband, Dorris Eugene Gann do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 9972 PG 246

Witness our hands this the 6th day of March, 1996.

Linda Fenske Gann

Linda Fenske Gann

Dorris Eugene Gann

Dorris Eugene Gann

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Linda Fenske Gann and Dorris Eugene Gann the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 6th day of March, 1996.

Jane H. Floyd

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 52,017.14.

AFFIANT

Subscribed and sworn to before me this 6th day of March, 1996.

Jane H. Floyd

NOTARY PUBLIC
My Commission Expires: 3/22/97

NOTARY PUBLIC AT LARGE

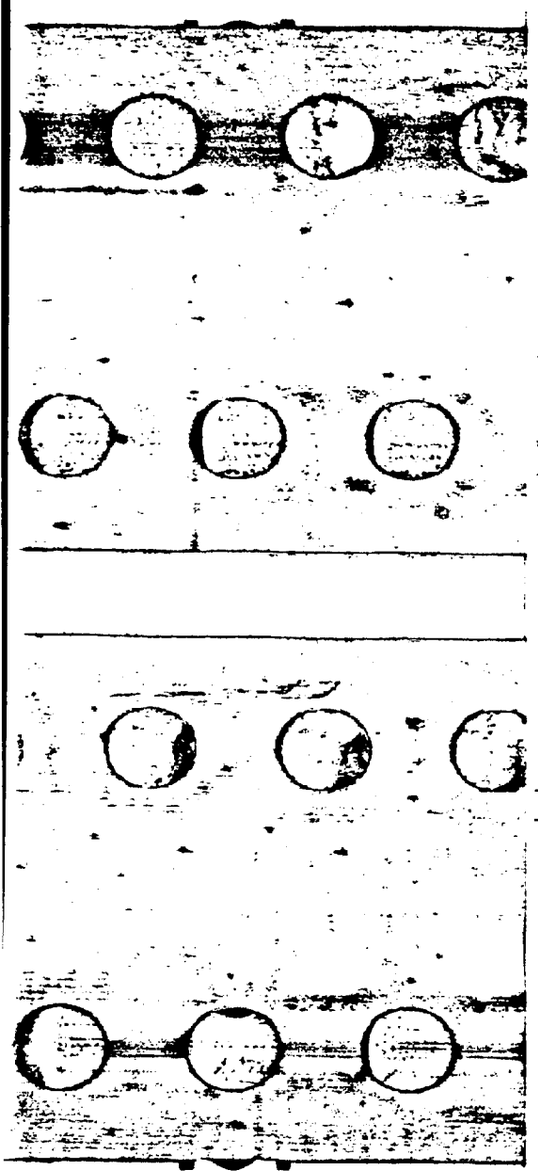
0157879

IDENTIFICATION REFERENCE

96 MAR -7 PM 1:39

FELIX E. DYER
REGISTER
DAVIDSON COUNTY, TN.

5939 03/07 0101 03CHECK 201.47



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9972 PG 247

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 52017.14
CON TX 192.47
PRFEE 1.00
WDEED 8.00
TOTAL 201.47
CHECK 201.47

03/07/96 01 13:40 0001 5989

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0157879
IDENTIF. & REFERENCE

96 MAR -7 PM 1:39

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1014097