BOOK 10044 PG 278

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF April 19 96

Notary Public

MY COMMISSION EXPIRES 12/21/96

PREPARED BY:
BRIAN L. SMITH, ESQ. & ASSOCIATES
POST OFFICE BOX 663
GALLATIN, TENNESSEE 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Chad M. Bearry (NAME)	Principal Residential Mortgage, Inc (NAME)	026-07-0-18.00
130 Champney Court (STREET ADDRESS OR ROUTE NUMBER)	711 High Street, H-1 (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (P.O. ZIP)	Des Moines, IA 50329-0690 (CITY) (STATE) (ZIP)	

FOR AND IN 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, Ronald L. Timberlake, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Chad M. Bearry and Nicole A. Bass, both unmarried as joint tenants in common with the right of survivorship.

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. 63, on the plan of the Resubdivision of Windsor Green, Phase 1, Section 2, Lots 49-72, as shown on plat of record in Plat Book 6200, Page 349, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Ronald L. Timberlake, by Deed of Record in Book 8994, page 349, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

Subject to any and all plats, easements, restrictions, and other matters of record.

Melvina Timberlake, spouse of Ronald L. Timberlake, hereby joins in this conveyance for the purpose of conveying any interest she may have in said property, particularly, her marital interest.

unimproved ( )
This is improved (XX) property, known as 130 Champney Court (House Number) (Street) Goodlettsville, TN 37075 (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. Whenever 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 hand(s) this 26th day of April, 19 96

Ronald L. Timberlake

Ronald L. Timberlake

Melvina Timberlake

Melvina Timberlake

STATE OF TENNESSEE
COUNTY OF Sumner }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald L. Timberlake, married, and wife, Melvina Timberlake

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 Gallatin, Tennessee, this 26th day of April, 19 96

Commission expires 12/5/96

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 (his oath / themselves) upon (their several oaths / himself) acknowledged (themselves / himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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_____.

Commission expires _____

Notary Public

WARRANTY DEED

FROM

TO

Furnished by:

634348

BOOK 10044 PG 280

Tennessee Deed Clause

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 Ronald L. Timberlake to First Tennessee Bank National Association Principal Residential Mortgage, Inc. which deed of trust is recorded in the office of Register of Davidson, in book 8994 and page 352, and note of even date thereby secured, in the original principal amount of $62,775.00, payable to First Tennessee Bank National Association for the same consideration Grantees hereby assume the obligations of Ronald L. Timberlake, under the terms of the instruments creating the loan to indemnify the Department of Veterans 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. Said Mortgage is currently held by Principal Residential Mortgage, Inc.

7115

01 19922
IDENTIF. ↑ REFERENCE

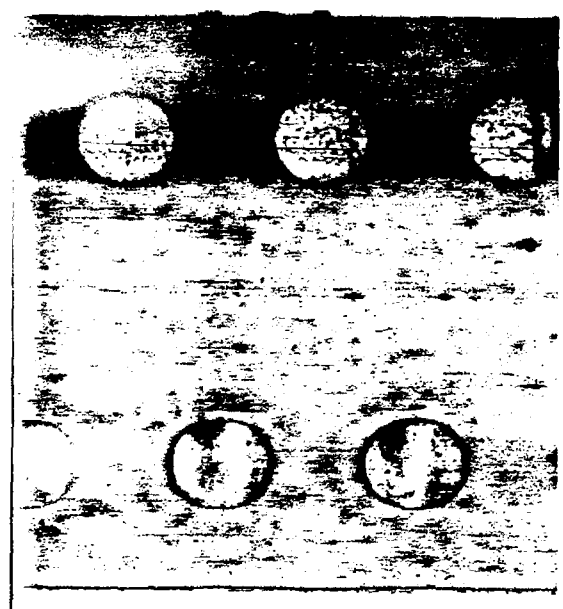
96 MAY -8 AM 10:58
REGISTER
DAVIDSON COUNTY, TN.

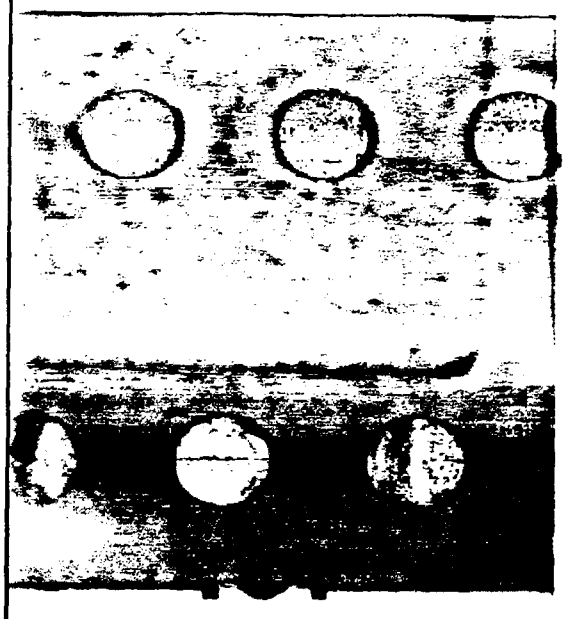
PICK-UP

RECORDING FEE 20.00 DP FEE 2.00 TOTAL 22.00

pf1317
10604979

11/93





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10044 PG 281

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	81500.00
CON TX	301.55
PRFEE	1.00
WDEED	12.00
TOTAL	314.55
CHECK	314.55

05/08/96 01 11:01 0001 9594

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0179922
IDENTIF. ↑ REFERENCE

96 MAY -8 AM 10:58

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 1037597