34

10065 PG 750

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 103,358.37

Gladette E. Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th DAY OF May 19 96

LEON SHARBER NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

MY COMMISSION EXPIRES: February 27, 1997
(AFFIX SEAL)

STATE OF TENNESSEE LARGE

THIS INSTRUMENT WAS PREPARED BY
Leon Sharber, Attorney, 1161 Murfreesboro Road, Ste. 505, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gladette Edene Martin (NAME)	CMAC Mortgage Corporation (NAME)	MAP 149-02
865 Bishopsgate Road (ADDRESS)	3451 Hammond Ave. (ADDRESS)	GROUP B
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Waterloo, IA 50704-0780 (CITY) (STATE) (ZIP)	PARCEL 43.00

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, James Leon Wade, Jr. and wife, Belinda Louise Wade

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gladette Edene Martin

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:

Being Lot No. 152 on the Plan of Piccadilly Square, Phase II, of record in Book 6250, page 92, 93 and 94, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

For source of title reference is made to Book 7060, Page 948, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

Subject to all matters shown of record in Book 6250, Page 92-94, Register's Office for Davidson County, Tennessee.

IT IS UNDERSTOOD AND AGREED that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 7060, Page 951, Register's Office for Davidson County, Tennessee, which the Grantee(s) herein hereby assumes and agrees to pay. The escrow account in connection with said loan is hereby transferred to the Grantee(s) herein.

0186708

IDENTIF. & REFERENCE

96 MAY 30 AM 10:07

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

6965 05/30 0101 03CHECK 391.43

This is (unimproved / improved) property, known as 865 Bishopsgate Road, Antioch, Tennessee 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 hand S this 28th day of May 19 96

James Leon Wade, Jr.

Belinda Louise Wade

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BK 10065 PG 751

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Leon Wade, Jr. and wife, Belinda Louise Wade

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 instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of May 19 96.

Commission expires February 27, 1997

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

LEON SHARBER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM

James Leon Wade, Jr. and wife, Belinda Louise Wade

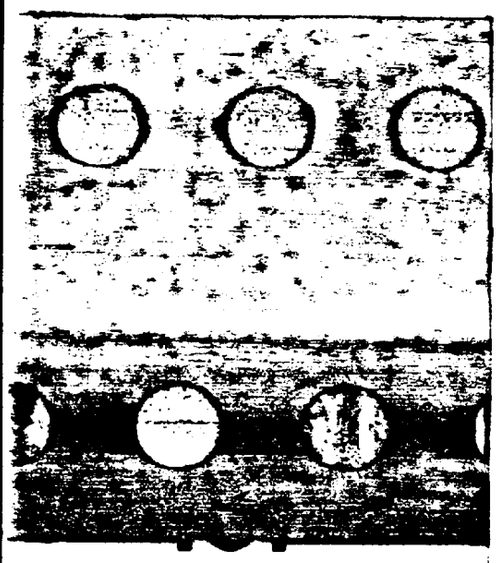
TO

Gladette Edene Martin

RETURN TO:

Leon Sharber, Attorney
1161 Murfreesboro Road, Ste. 505
Nashville, Tennessee 37217





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

RECEIVED OF _____

FOR _____ 10065 PG 752

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	103358.37
			CON TX	382.43
			PRFEE	1.00
			WDEED	8.00
			TOTAL	391.43
			CHECK	391.43
05/30/96	01	10:11	0001	6965

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0186708
IDENTIF. # REFERENCE

96 MAY 30 AM 10:07

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1044872