BOOK 10188 PG 692

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,946.33

Beniamin Coman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF September 19 96

Notary Public

MY COMMISSION EXPIRES: 1-27-99
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
William D. Castleman, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Beniamin Coman (NAME) | Transworld Mortgage Corporation (NAME) | MAP 43-14A |
| 949 Mallow Drive (ADDRESS) | P. O. Box 4329 (ADDRESS) | PARCEL 107 |
| Madison TN 37115 (CITY) (STATE) (ZIP) | Houston, TX 77210-4329 (CITY) (STATE) (ZIP) | 11D-93793 |

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, J & N Inc

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Beniamin Coman and wife, Violica Coman

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. 107 on the Plan of Townhouse Villa of record in Book 6250, Page 587, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to J. & N. Inc. by deed from Joel A. Hoffman, unmarried, of record in Book 9368, Page 327, Register's Office for said County.

It is hereby agreed and understood that the within named Grantee does hereby agree to assume and promise to pay the unpaid balance of a certain indebtedness in the original principal amount of $31,243.00 payable to Capitol Mortgage Corporation, and secured by a Deed of Trust of record in Book 6792, Page 470, Register's Office for said County, to which reference is here made for complete terms and conditions thereof;

0224383
IDENTIF. ↑ REFERENCE

96 SEP 12 AM 10:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

7548 09/12 0101 03CHECK 142.01

unimproved ( )
This is improved ( X ) property, known as 107 Hoffman Place, Madison, TN 37115
(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 6th day of September 19 96

J & N Inc
By: John D. Donaldson
John D. Donaldson, President

Attest: J. T. Donaldson
J. T. Donaldson, Secretary

STATE OF TENNESSEE
COUNTY OF

BOOK 10188 PG 693

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 19_____.

Commission expires _____

_____
Notary Public

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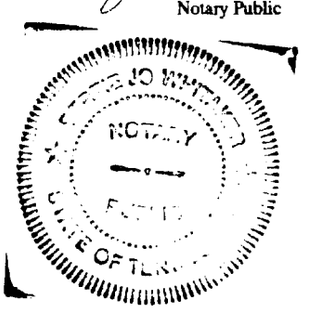
STATE OF TENNESSEE
COUNTY OF DAVIDSON

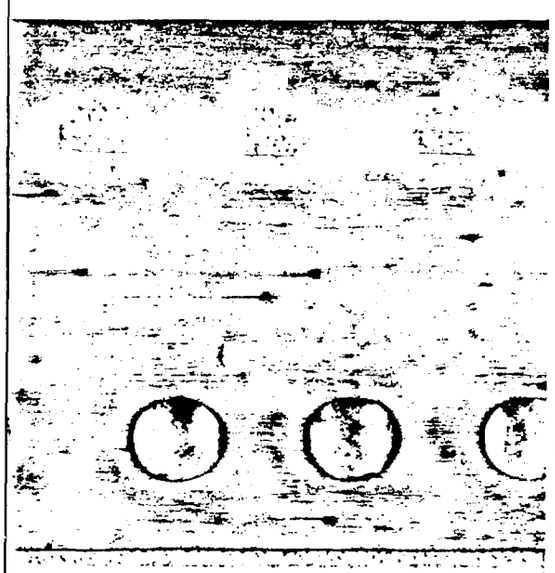
Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared John D. Donaldson and J. T. Donaldson with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the President and Secretary respectively of the J & N Inc the within named bargainor, and corporation, and that they as such President and Secretary being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said John D. Donaldson as such President, and attesting the same by the said J. T. Donaldson as such Secretary.

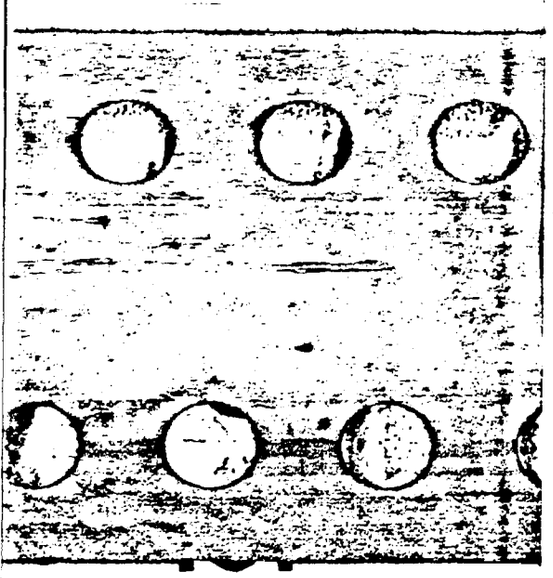
Witness my hand and official seal at office at Goodlettsville, TN on this the 6th day of September 19 96.

My commission expires 11-27-99

Bertie J. Whitaker
Notary Public







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

RECEIVED OF _____

FOR _____

BOOK 10188 PG 694

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|---|
| | | | | JAMT | 33748.33 |
| | | | | CON TX | 133.01 |
| | | | | PRFEE | 1.00 |
| | | | | WDEED | 8.00 |
| | | | | TOTAL | 142.01 |
| | | | | CHECK | 142.01 |
| | | | 09/12/96 | 01 | 10:12 0001 7548 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0224383
IDENTIF. # REFERENCE

96 SEP 12 AM 10:04

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 10 0004