BOOK 10373 PG 758

0280294

IDENTIFICATION

97 FEB 28 AM 9:20

DAVIDSON COUNTY REGISTER

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

ASSUMPTION WARRANTY DEED

THIS INDENTURE is made and entered into this ~~27th~~ 4th day of ~~February~~ March, **1997** between **GWENDOLYN G. SMITH and** F. George Tucker, **WIFE AND HUSBAND**, GRANTOR, and **SLD INVESTMENTS INCORPORATED, A TENNESSEE CORPORATION**, GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, INCLUDING THAT CERTAIN INDEBTEDNESS FROM DARRELL L. KING TO PHILLIP E. HILL, TRUSTEE, OF RECORD IN BOOK 6777, PAGE 560, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THE PAYMENT FOR WHICH THE GRANTEE HEREBY EXPRESSLY ASSUMES AND HOLDS GRANTORS HARMLESS FROM, THE SAME, the receipt of which is hereby acknowledged, GWENDOLYN G. SMITH and F. George Tucker, WIFE AND HUSBAND, hereinafter referred to as GRANTORS, do hereby bargain, sell, transfer and convey unto SLD INVESTMENTS INCORPORATED, A TENNESSEE CORPORATION, hereinafter referred to as GRANTEE, its successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1220 Stainback Ave **STAINBACK AVENUE, NASHVILLE, TN 37207.**

F. George Tucker, **husband of the GRANTOR herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest he/she may have in and to the property described herein, marital or otherwise.**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, its heirs, successors and assigns forever. The GRANTORS do covenant and agree with the said GRANTEE that GRANTORS are lawfully seized and possessed of the said real estate and that GRANTORS have a good and lawful right to sell the same. The GRANTORS further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORS further covenant and bind himself/herself/themselves, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, its successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of GRANTORS and GRANTEE on the day and year first above written.

GWENDOLYN G. SMITH
Signature of Seller

X F. George Tucker
Signature of Seller

SLD INVESTMENTS INCORPORATED

S. L. Dunlap Sr. Pres.
PRESIDENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Denise C. Allis, a Notary Public of said State and County aforesaid, personally appeared S. L. Dunlap, Sr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be President of SLD Investments Incorporated, the within named bargainor, a corporation, and that he/she as such President executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as

Witness my hand and seal, at office in Madison, TN, this the **27th** day of **February**, 19**97**.

Denise C. Allis
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN. DENISE C. ALLIS LARGE AT LARGE

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INDIVIDUAL Nevada
STATE OF ~~TENNESSEE~~)
COUNTY OF Clark)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **GWENDOLYN G. SMITH and** J. George Tucker, **WIFE AND HUSBAND**, the within named 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 office in ~~DAVIDSON~~ Clark County, this ~~27th~~ 4th day of ~~February~~ March, 1997.

Tanya Sipple
Notary Public

My Commission Expires: 10-9-99

Notary Public-State Of Nevada
COUNTY OF CLARK
TANYA SIPPLE
My Appointment Expires
October 9, 1999
No. 95-0570-1

Name and Address of Property Owner:

SLD INVESTMENTS INCORPORATED
1220 ~~120~~ **STAINBACK AVENUE**
NASHVILLE, TN 37207

Property Address:

1220 ~~120~~ **STAINBACK AVENUE**
NASHVILLE, TN 37207

Person Responsible for Taxes:

FIRST NATIONWIDE MORTGAGE
P.O. BOX 9481
GAITHERSBURG, MD 20898-9481

Map & Parcel #: MAP 071-15, PARCEL 442.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$36,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

S. L. Tucker Ex. Pres.
Affiant

Sworn to and subscribed before me, a Notary Public, this **27th** day of **February, 1997.**

Denise C. Allis
Notary Public

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE DENISE C. ALLIS

My Commission Expires: 5/25/2000

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 113 on the Plan of Sharp and Horn's First Addition to Northeast Nashville, of record in Book 57, page 152, of the Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to GWENDOLYN G. SMITH, by deed from L-W INVESTMENT PROPERTIES, INC., of record in Deed Book 7511, Page 104, Register's Office for DAVIDSON County, Tennessee.

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EXHIBIT 'B'

1. All County real property taxes for the year 1997 and subsequent years, a lien not yet due and payable.

2. All matters set forth on the Plan of record in Book 57, page 152, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

4201 03/10 0101 03CHECK 148.05

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

RECEIVED OF _____

FOR _____

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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	36500.00
			CON TX	135.05
			PRFEE	1.00
			WDEED	12.00
			TOTAL	148.05
			CHECK	148.05

03/10/97 01 09:21 0001 4201

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0280294

IDENTIFICATION

97 MAR 10 AM 8:20

No. 1124572