41

BOOK 10443 PG 795

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 102,310.58

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
5th DAY OF May 19 97

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

VICKIE R. ROBERTS NOTARY PUBLIC STATE OF TENNESSEE FUNKLIN COUNTY

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN & ASSOCIATES, INC., 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Andrea Erica Zonn (NAME)	The Leader Mortgage Co. (NAME)	MAP 72-12
2127 Fernwood Drive (ADDRESS)	1015 Euclid Avenue, RM 650 (ADDRESS)	PARCEL 141
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Cleveland, OH 44115 (CITY) (STATE) (ZIP)	

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, Paul M. Zonn and wife, Wilma Z. Zonn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrea Erica Zonn

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:

This Document Prepared by Documents provided by the seller of the property.

BEING Lot No. 183 on the Plan of Dalewood, Section III, as of record in Plat Book 1835, Page 20, Register's Office for said County.

SAID Lot No. 183 fronts 94.0 feet on the southerly margin of Fernwood Drive and extends back 173.3 feet on the easterly line and 163.8 feet on the westerly line to a dead line in the rear on which it measures 94.6 feet.

Being the same property conveyed to Paul M. Zonn and wife, Wilma Z. Zonn by deed from Mary Ruth Howes, unmarried, of record in Book 6880, Page 514, 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 $68,248.00 payable to Covenant Mortgage Corporation, and secured by a Deed of Trust of record in Book 6880, Page 517, Register's Office for said County, to which reference is here made for complete terms and conditions thereof;

THE UNPAID BALANCE OF WHICH WHICH GRANTEE(S) ASSUMES AND AGREES TO PAY AS PART OF THE CONSIDERATION HEREIN, THE GRANTEE(S) ALSO HEREBY ASSUMES THE OBLIGATION OF Paul Martin Zonn and Wilma Zonn

UNDER THE TERMS OF THE INSTRUMENTS CREATING THE LOAN TO INDEMNIFY THE FEDERAL HOUSING ADMINISTRATION TO THE EXTENT OF ANY CLAIM PAYMENT ARISING FROM THE GUARANTEE OR INSURANCE OF THE INDEBTEDNESS ABOVE MENTIONED.

This is unimproved ( ) improved (X) property, known as 2127 Fernwood Drive, Nashville, TN 37216
(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 5th day of May 19 97

Paul M. Zonn

Wilma Z. Zonn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10443 PG 796

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul M. Zonn and wife, Wilma Z. Zonn

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 Goodlettsville, Tennessee, this 5th day of May, 1997.

Commission expires 11-27-99

Notary Public

NOTARY PUBLIC STATE OF TENNESSEE

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_____.

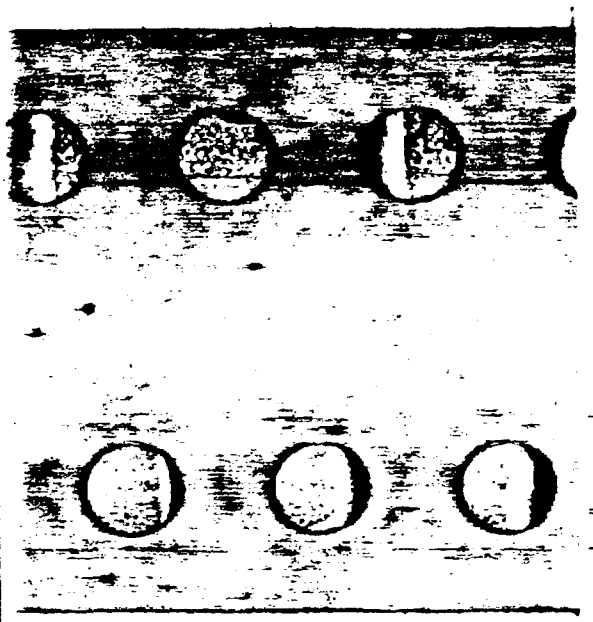
My commission expires _____

_____
Notary Public

9170 05/09 0101 03CHECK 387.55

0303197
IDENTIFICATION REFERENCE

97 MAY -9 AM 9:21
RECEIVED
FELIX A. WILSON III REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

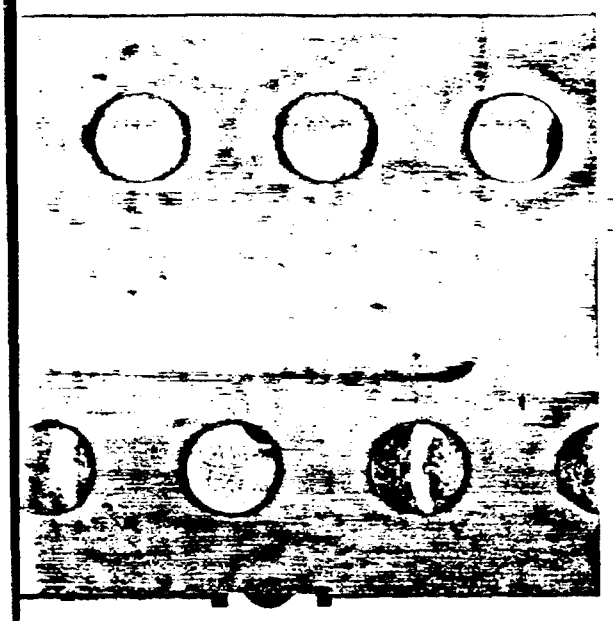
RECEIVED OF _____

FOR _____

BOOK 10448 PG 797

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	
				102310.58
			CON TX	378.55
			PRFEE	1.00
			WDEED	8.00
			TOTAL	387.55
			CHECK	387.55
05/09/97	01		09:24 0001	9170



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0303197

IDENTIF. ↑ REFERENCE

97 MAY -9 AM 9:21

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1149222