BOOK 10598 PG 723

2347-H

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,703.57 .

Bernita Rucker-Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August, 19 97 .

Dorothy S. Potts
Notary Public Dorothy S. Potts

MY COMMISSION EXPIRES: 7/24/99

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 109-F Walton Ferry Road, Hendersonville, TN 37075

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bernita Rucker-Perry	NationsBanc Mortgage Corp.	052-05-237.00
(NAME)	(NAME)	
1153 Idlewild Court	P.O. Box 9000, 205 Park Club Ln	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Madison, TN 37115	Buffalo, NY 14231-9000	
(CITY) (STATE) (P.O. ZIP)	(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, Timothy James Breauchy and wife, Carrie Lynne Breauchy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bernita Rucker-Perry

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. 21 on the Plan of Idlewild Subdivision of record in Book 6250, page 371, as amended in Book 6250, page 563, 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 Timothy James Breauchy and wife, Carrie Lynne Breauchy by deed from Richard O. Holland and wife, Stephanie L. Holland, filed of record in Book 8830, page 954, Register's Office for Davidson County, Tennessee.

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

As further consideration, the Grantees herein do hereby agree to assume the existing unpaid indebtedness owed thereon, which is of record in Book 6858, page 587, Register's Office for Davidson County, Tennessee, and do promise to pay the same and hold the Grantors harmless therefrom.

This is improved property known as 1153 Idlewild Court, Madison, TN 37115

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 their hand s this 29th day of August, 19 97 .

Timothy James Breauchy

Carrie Lynne Breauchy

Bernita Rucker-Perry

2347-H

BOOK 10598 PG 724

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, Dorothy S. Potts, a Notary Public in and for said County and State, the within named Timothy James Breauchy and wife, Carrie Lynne Breauchy & Bernite Rucker-Perry 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 Hendersonville, Tennessee, this 29th day of August, 19 97.

My commission expires 7/24/99

Dorothy S. Potts
Notary Public Dorothy S. Potts

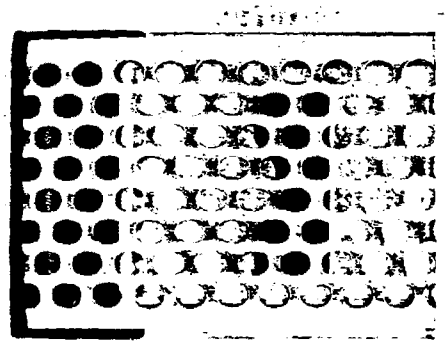
NOTARY PUBLIC AT LARGE

03456084
IDENTIFICATION REFERENCE

97 SEP -5 PM 2:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

5541 09/05 0101 03CHECK 333.51



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

RECEIVED OF _____

FOR _____

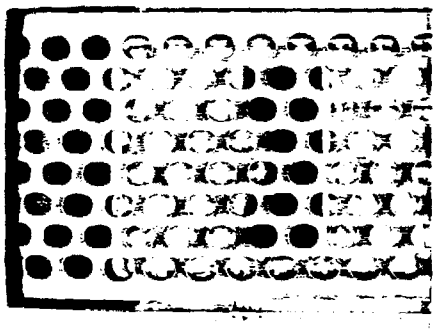
BOOK 10598 PG 725

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 87703.57
CON TX 324.51
PRFEE 1.00
WDEED 8.00
TOTAL 333.51
CHECK 333.51
09/05/97 01 14:08 0001 5541

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0345684
IDENTIFICATION REFERENCE

97 SEP -5 PM 2:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1195011