BOOK 10758 PG 370

BOX 44

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $30,193.48. Malinda Brewer **Affiant** Subscribed and sworn to before me, this 14 day of January, 1998. Wesley D. Turner Notary Public My Commission Expires:

Address New Owner As Follows: Malinda Brewer 211 26th Street Old Hickory, TN 37138	Send Tax Bills To: Mercantile Bank, N.A. 221 West Cherry Nevada, MO 64772-3300	Map-Parcel Number 053-08-61.1

98 JAN 15 AM 9:41

REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0390356

ASSUMPTION WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, together with the assumption of the indebtedness secured by Deed of Trust of record in Book 9864, page 238, Register's Office for Davidson County, Tennessee, payable to **GMAC Mortgage Corporation of PA,** and now held or serviced by Mercantile Mortgage in the remaining principal amount of $30,193.48, the receipt of which is hereby acknowledged, **KNOX C. BREWER, UNMARRIED,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MALINDA BREWER, UNMARRIED,** hereinafter called the Grantee, her heirs and assigns, assuming and agreeing to pay the above indebtedness, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the southerly 72 feet of Lot No. 14 of Block 10 on the Plan of Dabbs & Elliot Subdivision No. 1, of record in Book 547, page 97, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 14 fronts 50 feet on the northwesterly margin of 26th Street and extends back between parallel lines, with the southwesterly margin of Dabbs Avenue, 72 feet to a dead line. Also conveyed hereby is an easement for the use and maintenance of the water meter and

water line across the northerly half of Lot 14 as set forth in Book 3429, page 473, said Register's Office.

Being the same property conveyed to Knox C. Brewer by deed from Nancy Jo Smithson and husband, Jesse Smithson, of record in Book 9864, page 235, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 1998 taxes, a lien but not yet due and payable, which have been assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Easement for use and maintenance of gas meter and gas line across the premises as set forth in Book 3429, page 473, Register's Office for said County.

3. Subject to an easement for sewer lines as set forth in Book 939, page 134, Register's Office for Davidson County, Tennessee.

4. Matters shown on the Plan of record in Book 547, page 97, Register's Office for said County.

5. Deed of Trust of record in Book 9864, page 238, Register's Office for said County.

This is improved property known as 211 26th Street, Old Hickory, TN 37138.

As a further covenant herein, the Grantee assumes and agrees to pay the indebtedness encumbered by the Deed of Trust mentioned above, and shall indemnify and hold harmless the Grantor from liability, loss and damages arising out of failure to pay said indebtedness or otherwise with respect to the property conveyed herein. Grantee shall pay all attorney fees and costs arising out of or in connection with breach of the covenants of Grantee contained herein. Grantee, at Grantor's option, shall make all monthly payments herein to Grantor, who shall forward them on to the holder of the indebtedness assumed hereunder. Grantee shall execute and deliver for the benefit of Grantor a Deed of Trust securing performance of Grantee's obligations herein.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and I covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as herein above set out; and further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 13 day of January, 1998.

SELLER:

Knox C. Brewer

BUYER:

Malinda Brewer

STATE OF MASSACHUSETTS)
COUNTY OF Suffolk)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KNOX C. BREWER, UNMARRIED,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of January, 1998.

Notary Public

BELEN MICOZZI
Notary Public
My Comm. Expires Nov. 20, 2003

My Commission Expires: _____

TENNESSEE
STATE OF ~~MASSACHUSETTS~~)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MALINDA BREWER, UNMARRIED** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14 day of January, 1998.

Notary Public

My Commission Expires: 5/30/99

2284 01/15 0101 03CHECK 124.72

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10758 PG 373

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 30193.48
CON TX 111.72
PRFEE 1.00
WDEED 12.00
TOTAL 124.72
CHECK 124.72

01/15/98 01 09:44 0001 2284

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0390356
IDENTIF. REFERENCE

98 JAN 15 AM 9:41

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1242926