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RE-RECORD
BOOK 11145 PAGE 123

9964:413 168

THIS INSTRUMENT PREPARED BY
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

THIS INSTRUMENT PREPARED BY INFORMATION FURNISHED BY THE PARTIES

ADDRESS NEW OWNER:

ROY FORKUM
421 Rockwood Dr.
Hermitage, TN 37076

MAP/PARCEL NUMBER

MAP 86-16, PARCEL 3

SEND TAX BILLS TO:

SOURCE ONE MORTGAGE SERVICES CORP.
27555 FARMINGTON ROAD
FARMINGTON HILLS, MI 48334-3357

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER, IS $72,000.00.

Roy Forkum
AFFIANT

Subscribed and sworn to me, this the ___ day of FEBRUARY, 1996.

Notary Public
My commission expires: 5-11-96

0155663
IDENTIF. & REFERENCE

96 FEB -1 PM 2:29
FELICIA E. DAVIDSON COUNTY, TN.

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, including a certain indebtedness from Ronnie D. Ragain and wife, Lynn W. Ragain, to Mickey Carroll, TRUSTEE, as evidenced by a Deed of Trust of record in Book 5312, page 28, said Register's Office, the liability for which the Grantee hereby expressly assumes and holds Grantor harmless from same, the receipt and sufficiency of which are hereby expressly acknowledged, I, WALTER H. CARTER, A MARRIED MAN, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said ROY FORKUM, hereinafter referred to as GRANTEE, HIS successors, heirs and assigns, certain real estate 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 GRANTOR 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 421 ROCKWOOD DRIVE, HERMITAGE, TN 37076.

*THIS DEED IS BEING RE-RECORDED TO ADD GRANTEE'S NAME.

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TO HAVE AND TO HOLD said real estate, with the appurtenances thereto and interest belonging to the said GRANTEE, HIS successors, heirs and assigns forever. I covenant that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind MYSELF AND MY heirs and representatives, to warrant and forever defend the title to said GRANTEE, HIS successors, heirs and assigns, against the lawful claims of all persons.

DIANE YOUNG CARTER, wife of the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to said property, marital or otherwise.

WITNESS OUR HANDS this 13 day of FEBRUARY, 1996.

Walter H. Carter
WALTER H. CARTER

Diane Young Carter
DIANE YOUNG CARTER

Roy Forkum
ROY FORKUM

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WALTER H. CARTER AND WIFE, DIANE YOUNG CARTER, the within named BARGAINORS, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 13 day of FEBRUARY, 1996.

Denise C. Allis
notary public

NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE DENISE C ALLIS

My commission expires: 5-11-96

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROY FORKUM, the within named BARGAINOR, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that HE executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 13 day of FEBRUARY, 1996.

Denise C. Allis
notary public

NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE DENISE C ALLIS

My commission expires: 5-11-96

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9964-415

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot No. 8 on the Plan of Hermitage Woods, a plat which is of record in Book 5050, page 109, 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 Walter H. Carter by Warranty Deed from Jane B Eakes and husband, of record in Book 7520, page 505, Register's Office for Davidson County, Tennessee.

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EXHIBIT 'B'

1. Real property taxes for 1996 and all future years.

2. All matters set forth on the Plan of record in Book 5050, page 109, said Register's Office, which plan shows an owner's certificate, and including any and all setback lines, easements, etc., as shown thereon.

3. Deed of Trust from Ronnie D. Ragain and wife, Lynn W. Ragain, to Mickey Carroll, Trustee, of record in Book 5312, page 28, said Register's Office, to secure to Western Pacific Financial Corporation, the payment of one note dated July 13, 1978, in the original principal amount of $35,850.00, due and payable as set forth therein.

4. Restrictive covenants contained in instrument of record in Book 5211, page 812, Book 5239, page 850, and Book 6145, page 135, said Register's Office.

0494037

IDENTIF. ↑ REFERENCE

98 SEP 30 PM 1:45

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

I hereby certify that this is a true copy of original instrument filed in my office in Book 4824 Page 413
This 11th day of September 19 98
BILL GARRETT Register of Deeds
By Deputy Register

SEAL BILL GARRETT REGISTER DAVIDSON COUNTY TENNESSEE

0315 10/06 0101 03CHECK 18.00

0496846

IDENTIF. ↑ REFERENCE

RE-RECORD

98 OCT -6 PM 12:56

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

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7341 09/30 0101 01CASH 3.00

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