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 **8th** day of **December, 1998** between PETER M. GREENE, A MARRIED MAN, and LAURA M. GREENE, HIS WIFE, GRANTORs, and MARION R. AMBROSE and CARDINAL M. AMBROSE, HUSBAND AND WIFE, GRANTEEs.

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 THE GRANTEE'S ASSUMPTION OF THAT CERTAIN DEED OF TRUST TO SUPERIOR TITLE AND ESCROW SERVICES, INC., TRUSTEE, OF RECORD IN BOOK 8575, PAGE 37, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, WHICH PAYMENTS SAID GRANTEES AGREE TO PAY WHEN DUE AND HOLD GRANTORS HARMLESS FROM SAME, the receipt of which is hereby acknowledged, PETER M. GREENE, A MARRIED MAN, and LAURA M. GREENE, HIS WIFE, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto MARION R. AMBROSE and CARDINAL M. AMBROSE, HUSBAND AND WIFE, hereinafter referred to as GRANTEEs, their 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 1029 FALLS AVENUE, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their heirs, successors and assigns forever. The GRANTORs do covenant and agree with the said GRANTEEs 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 themselves, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEEs, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

LAURA M. GREENE, wife of PETER M. GREENE, 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 the property described herein, marital or otherwise.

WITNESS the hands and seals of GRANTORs and GRANTEEs on the day and year first above written.

Peter M Greene
PETER M. GREENE
Signature of Seller

Laura M Greene
LAURA M. GREENE
Signature of Seller

Marion R Ambrose
MARION R. AMBROSE
Cardinal M Ambrose
CARDINAL M. AMBROSE

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

8003 12/09 0101 03CHECK 385.00

98 DEC -9 PM 12:44
[illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0522905

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 11244 PAGE 261

Personally appeared before me, a Notary Public of said County and State, **PETER M. GREENE, A MARRIED MAN, and LAURA M. GREENE, HIS WIFE** , 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, at office, this **8th** day of **December, 1998.**

Denise C. Allis
Notary Public

My Commission Expires: 5/28/2000

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

Name and Address of Property Owner:

MARION R. AMBROSE and CARDINAL M. AMBROSE
1029 FALLS AVENUE
MADISON, TN 37115

Property Address:

1029 FALLS AVENUE
MADISON, TN 37115

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 052-09-0, PARCEL 032.00

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 **$100,000.00** 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.

Marion R Ambrose
Affiant

Sworn to and subscribed before me, a Notary Public, this **8th** day of **December, 1998.**

Denise C. Allis
Notary Public

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

My Commission Expires: 5/28/2000

INDIVIDUAL
STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Marion R. Ambrose & Cardinal M. Ambrose, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE/SHE/THEY executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **DAVIDSON** County, this 8th day of December, 1998.

Denise C. Allis
Notary Public

DENISE C. ALLIS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/28/2000

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 1 on the map of Montague Falls, Chas. U. Coggin's Subdivision of part of Tract No. 18 in the plan of Montague as of record in Book 421 at page 166, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of a private driveway, being the southwesterly corner of Lot No. 2 in said plan; running thence southerly with the easterly margin of said private driveway 115 feet to a point in the northerly margin of a five foot strip of land between said driveway and the northerly margin of East Palestine Blvd.; thence southerly 5 feet to a point in the northerly margin of East Palestine Blvd.; thence easterly with the northerly margin of East Palestine Blvd. 320 feet, more or less, to the low water mark of the Cumberland River; thence up said river, with the low water mark 120 feet; thence westerly with the line of said Lot No. 2 in said plan 320 feet, more or less, to the beginning.

BEING the same property conveyed to PETER M. GREENE, UNMARRIED, by Deed from IDANELLE WEBB, A WIDOW, of record in Book 8575, page 34, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1999 and subsequent years, a lien, not yet due and payable (MAP 052-09-0, PARCEL 032.00, 1997 REAL PROPERTY TAXES ARE PAID FULL).

2. All matters as set forth on the Plan of record in Plat Book 421, page 126, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. EASEMENT FOR INGRESS/EGRESS AND RIGHT TO USE WATER FROM WELL reserved in Deed of record in Book 2197, page 257, said Register's Office.

4. DEED OF TRUST from PETER M. GREENE, UNMARRIED, to SUPERIOR TITLE AND ESCROW SERVICES, INC., Trustee, of record in Book 8515, page 37, said Register's Office, to secure to IDANELLE WEBB, UNMARRIED, the payment of one note dated MARCH 12, 1982, in the original principal amount of $89,788.50, due and payable as set forth therein.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11244 PAGE 263

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 100000.00
CON TX 370.00
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 385.00
CHECK 385.00

12/09/98 01 12:46 0001 B003

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0522905
IDENTIF. & REFERENCE

98 DEC -9 PM 12:45

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1382986