WARRANTY DEED

PICK-UP

Instr:20000811007980S Page: 1 OF 2
REC'D FOR REC 08/11/2000 1:57:39PM
RECORD FEE: $11.00
1. TAX: $0.00 T. TAX: $443.88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,967.85

Joel G. Medina
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th Day of August, 2000.

Connie R Yell
Notary Public

MY COMMISSION EXPIRES: 11/17/02
(AFFIX SEAL)

CONNIE R YELL NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, 613 Potomac Place, Suite 201 Smyrna, TN 37167

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joel G. Medina	Chase Manhattan Mortgage Corporation	150-09-0-A
(NAME) 809 Lonsway Court	(NAME) P.O. Box 4025	52
(ADDRESS) Antioch, TN 37013	(ADDRESS) Monroe, LA 71211-4025	2DX 8152
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **David W. King and Debra Ann. King, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Joel G. Medina, a single person** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Being of all Lot No. 206 on the Plan of Forest View Park, Section VII, according to the plat thereof, recorded in Plat Book 6900, page 162, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to David W. King and Debra Ann King, husband and wife by Warranty Deed of record in Book 9590, page 205, Register's Office of DAVIDSON, Tennessee.

Subject to restrictive covenants of record in Book 7079, page 472; and to any and all matters as shown on plat of record in Plat Book 6900, page 162; all of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to Atlantic Coast Mortgage dated August 13, 1987 and filed of record in Book 9590, page 205, of the Register's Office of Davidson County, Tennessee, securing the original principal sum of $100,190.28 having since been assigned to Chase Manhattan Mortgage Corporation with a present unpaid balance of approximately $88,967.85, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

The grantee assumes the personal obligation of the grantor and or original mortgagor under the terms of the Note and any instrument, regulations or laws creating the loan to indemnify the Department of Veterans Administration or Federal Housing Administration to the extent of any claim of payment arising from the guaranty or insurance of the indebtedness.

This is unimproved ( )
improved(X) property, known as 809 Lonsway Court, Antioch, TN 37013 Antioch TN 37013
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 GRANTEE(S), 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 my/our hand(s) this 4th Day of August, 2000.

David W King
David W. King
By: Donna Ritter, attorney in fact
By Donna Ritter atty in fact

Debra Ann King
Debra Ann. King
By: Donna Ritter, attorney in fact
By Donna Ritter atty in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared Donna Ritter who is known to me or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purposes therein contained and who further acknowledged that she is the Attorney-in-Fact for David W. King and Debra Ann King, and being authorized to do so, did execute this instrument on their behalf by virtue of power of attorneys being recorded simultaneously herewith.

Witness my hand and official seal this the 4th day of August, 2000.

Connie R. Yoder
Notary Public

11/17/02
My Commission Expires

