40A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/27/01 16:20 3pgs
Fees:15.00 Taxes:320.55

20010427-0042881

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,635.45

Wallace M. Wauford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF April, 2001

Pamela A. Hutchison
Notary Public

MY COMMISSION EXPIRES: My Commission Expires JAN. 31 2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wallace M. Wauford (NAME)	Wells Fargo Home Mortgage, Inc. (NAME)	MAP 98-1
381 Wimpole Drive (ADDRESS)	1500 W. Benson Blvd., 4th Floor (ADDRESS)	PARCEL 51
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Anchorage, Alaska 99503 (CITY) (STATE) (ZIP)	

FOR AND 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, Patrick W. Gentry and wife, Linda Faye Gentry

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wallace M. Wauford

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:

SEE ATTACHED EXHIBIT A

unimproved ( )
This is improved (X) property, known as 5120 Roxborough Drive, Hermitage, TN 37076
(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 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 our hand s this 24th day of April, 2001

Patrick W. Gentry

Linda Faye Gentry

STATE OF Florida
COUNTY OF Palm Beach

Tanya Thomas
Commission # CC 815555
Expires Mar. 8, 2003
Bonded Thru
Atlantic Bonding Co., Inc.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patrick W. Gentry and wife, Linda Faye Gentry

the bargainor s, 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 _____ this is 24th day of April, 2001.

Commission expires March 8, 2003

Tanya Thomas
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ of the _____ the within named bargainor, and corporation, and that _____ as such _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Roxborough, as of record in Plat Book 5200, page 63, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Patrick W. Gentry and wife, Linda Faye Gentry by deed from Archie H. Nash of record in Book 7586, page 54, said Register's Office.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

Grantees herein, as a part of the purchase price and consideration for this deed, assume and agree to pay the indebtedness evidenced by that certain mortgage (or Deed of Trust) made from Patrick W. Gentry and Linda Faye Gentry to Wells Fargo Homes Mortgage, Inc., which mortgage is recorded in the office of the Register of Deeds of Davidson County, Tennessee, in Book 8700, page 465, and/or Document Number 36246. And for the same consideration Grantees hereby assume the obligation of Patrick W. Gentry and Linda Faye Gentry under the terms of the instruments creating the loan to indemnity the Department of Veterans Affairs to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. This liability to the Department of Veterans Affairs is under the authority of Chapter 37, Title 38 of the United States Code, and supersedes any State or local law barring or limiting deficiencies following foreclosure of real property.

Patrick W. Gentry

Linda Faye Gentry

Wallace M. Wauford