

in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

QQ "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument conveys to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the County of Williamson:

(Type of Recording Jurisdiction) (Name of Recording Jurisdiction)
Legal Description attached hereto and made a part hereof

Prepayment Rider attached hereto and made a part hereof

Derivation Clause

The instrument constituting the source of the Borrower's interest in the foregoing described property was a recorded in the Register's Office of County, Tennessee, which currently has the address of Parcel ID Number: [REDACTED] [REDACTED] Street, [REDACTED], Tennessee 38476 Zip Code: PRIME SPRINGS (City, State, Zip Code)
("Property Address").

TO HAVE AND TO HOLD, the abovescribed property, together with all the hereditaments and appurtenances thereto belonging to, or in, anywise appertaining, unto the Trustee, its successors in trust and assigns, in fee simple forever.

TOGETHER WITH all the improvements now or hereafter erected on the property, and all covenants, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property".

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

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Derivation Clause Tennessee Example

**Ephraim P. Smith, Philip J.
Harmelink, James R. Hasselback**

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Tennessee Criminal Code and Code of Criminal Procedure; Proposed Final Draft, November, 1973 Tennessee. Law Revision Commission,1973 **Annual Report of ... State Superintendent of Public Instruction for Tennessee, for the Scholastic Year Ending ...** Tennessee. Department of Public Instruction,1901 Annual Report of the State Superintendent of Public Instruction for Tennessee for the Scholastic Year Ending ... Tennessee. Dept. of Public Instruction,1901 **CCH Federal Taxation Comprehensive Topics, 2003** Ephraim P. Smith,Philip J. Harmelink,James R. Hasselback,2002-04 Federal Taxation Comprehensive Topics-2004 Ephraim P. Smith,Philip J. Harmelink,James R. Hasselback,2003-03 Clear and concise explanation of fundamental tax concepts Covers both planning and compliance
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