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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,500.00

Debra D. Holt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF August, 19 81.

Notary Public

MY COMMISSION EXPIRES: 10-18-81
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM D. CASTLEMAN, ATTORNEY, 219 Second Avenue, North, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CLARENCE MAURICE HOLT, etux (NAME)	Genstar Mortgage (NAME)	2DU-23320
4501 Xavier Drive (STREET ADDRESS OR ROUTE NUMBER)	700 N. Central Avenue (STREET ADDRESS)	148-8
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Glendale, CA 91203 (CITY) (STATE) (ZIP)	114

FOR AND IN 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~~ I, FLORINE MAGNESS, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CLARENCE MAURICE HOLT, et ux, DEBRA D. HOLT

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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 94 on the plan of Oakwood Terrace, Section 2, as of record in Plat Book 4460, Page 119, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Florine Magness, Unmarried, by deed from Kenneth E. Hair, Jr., and wife, Linda P. Hair, of record in Book 5403, Page 76, Register's Office for Davidson County, Tennessee, and further being the same property conveyed by Quitclaim Deed to Florine Magness, from Kenneth E. Hair, Jr., and wife, Linda P. Hair, of record in Book 5781, Page 560, and being re-recorded in Book 5782, Page 411, Register's Office for Davidson County, Tennessee.

IT IS AGREED AND UNDERSTOOD that the grantees herein assume and agree to pay the unpaid balance of a Deed of Trust of record in Book 5304, Page 905, Register's Office for Davidson County, Tennessee.

This is improved (XX) unimproved ( ) property, known as 4501 Xavier Drive, Antioch, Tennessee 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 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 my hand this 13th day of August, 19 81

X Florine Magness
FLORINE MAGNESS

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named FLORINE MAGNESS, Unmarried

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13th day of August 19 81.

Commission expires 10-18-81

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
FLORINE MAGNESS, Unmarried

TO
CLARENCE MAURICE HOLT, et ux,
DEBRA D. HOLT

G 55251

IDENTIF. REFERENCE

AUG 14 1 53 PM '81

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Lawyers Title of
Middle Tennessee, inc.
Title Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

5260 .LO- CO
136.50 CO TA
.50 PRFEE
0.00 MOE O
CHECK 193.00-
8378200/14/01 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

65525

IDENTIF. REFERENCE

AUG 14 1 54 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 838063