ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Mr/Ms. Joe Fredrick Askins (NAME)	Third National Mortgage Company (NAME)	162-5
309 Ash Grove Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2628 (STREET ADDRESS)	199
Nashville, TN 37211 (CITY) (STATE) (ZIP CODE)	Nashville, TN 37219 (CITY) (STATE) (ZIP CODE)	5DU-38394

WARRANTY DEED

BOOK 5817 PAGE 145

For and in consideration of the sum of TEN AND NO/100 ($10.00) * * * * * * * * * * * * * * * * DOLLARS and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note in the original principal sum of $28,450.00 payable to John W. Murphree Company, in monthly installments including interest as set forth in said note, and being secured by a deed of trust executed by Charles W. Deweese and wife, Mary Jane Deweese to John W. Murphree, Trustee of record in Book 4879, page 549, Register's Office for Davidson Coounty, Tennessee,

CHARLES W. DEWEESE and wife, MARY JANE DEWEESE,
have bargained and sold, and by these presents do transfer and convey unto ~~XXXXXX~~
JOE FREDRICK ASKINS and wife, CATHERINE SPARKS ASKINS,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 45 on the Plan of Hickory Valley, Section 3, as of record in Book 4460, page 86, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Charles W. Deweese and wife, Mary Jane Deweese by deed from Randall Phillips Builders, Inc., of record in Book 4879, page 547, said Register's Office.

This conveyance is made subject to: (1) 1981 Taxes which have been prorated and assumed by the Buyer; (2) Restrictions of record in Book 4604, page 526, and Book 4630, page 548; (3) Easement of record in Book 3372, page 430; and (4) All matters appearing on the Plan of record in Book 4460, page 86, Register's Office for said County.

This is improved (XX) unimproved ( ) property, known as 309 Ash Grove Court, Nashville, TN 37211
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 9th day of November, 19 81.

Charles W. Deweese

CHARLES W. DEWEESE MARY JANE DEWEESE

BOOK 5817 PAGE 146

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles W. Deweese and wife, Mary Jane Deweese

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of November, 19 81.

My commission expires 1-20-85 Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 58,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Joe F. Askins

Sworn to and subscribed before me
this 9th day of November, 19 81.

My commission expires 1-20-85 Notary Public

This instrument was prepared by:

Name	Address
George E. Mudter, Jr., Atty.	254 Highlands Building, Brentwood, TN 37027

721 1073 137.33 CHECK

WARRANTY DEED

FROM CHARLES W. DEWEESE and wife

TO JOE FREDRICK ASKINS and wife

67422

IDENTIFICATION REFERENCE

Nov 9 1 12 PM '81

RECEIVED FOR RECORD
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

FIRST TITLE AND ESCROW CO.
FILE BOX 38

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5817 PAGE 147

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
			58000.00- CO	
			150.80 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 157.30-	
7211A11/09/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

67422

IDENTIFICATION REFERENCE

Nov 9 1 12 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 852356