BOOK 5851 PAGE 100

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$43,574.67 Freddie Carpenter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF February, 19 82.

W.T. Davis
Notary Public

MY COMMISSION EXPIRES: 4/17/83

(AFFIX SEAL)

NOTARY PUBLIC STATE AT LARGE

THIS INSTRUMENT WAS PREPARED BY
David E. Mead, Attorney 101 Cumberland Ave., Suite 101 Madison, Tenn. 37115
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Freddie Carpenter (NAME)	Genstar Mortgage Corporation (NAME)	MAP 59-11
676 Rowan Drive (STREET ADDRESS OR ROUTE NUMBER)	700 North Central Avenue (STREET ADDRESS)	PAR 163
Nashville, TN 37207 (CITY) (STATE) (P. O. ZIP)	Glendale, CA 91203 (CITY) (STATE) (ZIP)	13DA 30565

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, EDWARD T. HARDING and wife, SUSAN HARDING

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FREDDIE CARPENTER and wife, MARY CARPENTER

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:

Land in Davidson County, Tennessee, being Lot No. 487 on the Plan of Haynes Manor, Section 4, of record in Plan Book 4175, Page 90, Register's Office for Davidson County, Tennessee; Said Lot No. 487 fronts 75 feet on the westerly side of Rowan Drive and extends back 116.3 feet on the northerly line and 115.4 feet on the southerly line to a dead line in the rear, measuring 75 feet thereon.

Being the same property conveyed to the within named Grantors by deed of record in Book 5410, Page 703, Register's Office for Davidosn County, Tennessee.

This conveyance is subject to the restrictive covenants of record in Book 4378, Page 976, and all easements of record RODCTN.

This conveyance is further subject to the Grantees assumption of and agreement to pay the remaining balance of a certain Deed of Trust Note in the original principal amount of $35,250.00 payable to Greater Suburban Mortgage Company (now Genstar Mortgage Corporation) according to the terms and conditions therein stated; said Note is secured by a Deed of Trust of record in Book 5410, Page 706, RODCTN.

This is improved (X) unimproved ( ) property, known as 676 Rowan Drive, Nashville, TN 37207
(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 9th day of February, 19 82.

EDWARD T. HARDING: Edward T. Harding

SUSAN HARDING: Susan Harding

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 EDWARD T. HARDING and wife, SUSAN HARDING

the bargainors, 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 _____, Tennessee, this 9th day of February 1982.

Commission expires 4/17/83

W. K. Georgas, Jr. 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
EDWARD T. HARDING et ux

TO
FREDDIE CARPENTER et ux

REGISTER, PLEASE RETURN TO:
SERVICE TITLE OF MIDDLE TENNESSEE, INC.
101 CUMBERLAND AVE., SUITE 101
MADISON, TENNESSEE 37115

G 79461

MAIL ENV.

IDENTIF. REFERENCE

FEB 11 8 51 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RUSH

American Escrow Company, Inc.
Suite 209 Cumberland Bldg.
101 Cumberland Avenue
Madison, Tennessee 37115

02/11 119.65- CHECK

2241

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5851 PAGE 102

FOR _____

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
			43574.67-	CO
			113.36	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	119.86-
2241	A02/11/82		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 7 9 4 6 1

IDENTIF. REFERENCE

FEB 11 8 51 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 866787