THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys** Baf 8
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Daniel Lee Bergstrom
545 Cedarmont Drive
Antioch, Tennessee 37013

SEND TAX BILLS TO:
Shearson Lehman Mortgage Corp.
P. O. Box 1201
San Bernardino, California 92402

MAP-PARCEL NUMBERS:
5DU-32196
173-1-163

BOOK 6317 PAGE 413

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Thomas E. Kubala and wife, Linda K. Oxford hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Daniel Lee Bergstrom and wife, Ellen L. Bergstrom hereinafter called the Grantee, Grantee's 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. 44 on the plan of Section II B, Monte Carlo, of record in Book 5050, page 99, Register's Office for said County.

SAID Lot No. 44 fronts 84.0 feet on the northwesterly margin of Cedarmont Drive and extends back 126.28 feet on the northeasterly line and 124.80 feet on the southwesterly line to a dead line in the rear, measuring 84.56 feet thereon.

BEING the same property conveyed to Thomas E. Kubala and wife, Linda K. Oxford by deed from Pacesetter Builders, Inc., of record in Book 5461, page 706, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 5196, page 649, said Register's Office, and to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid principal balance of a note secured by a first mortgage deed of trust to Western Pacific Financial Corporation, of record in Book 5461, page 709, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee, and to assume the unpaid balance of a note secured by a financing statement to Electric Power Board of the Metropolitan Government of Nashville and Davidson County, of record in Book 6496, page 762, Register's Office for Davidson County, Tennessee.

This is (un)improved property, known as 545 Cedarmont Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 25th day of July, 1985.

Linda K. Oxford
Linda K. Oxford

Thomas E. Kubala
Thomas E. Kubala

STATE OF TENNESSEE
COUNTY OF Davidson

On this 25th day of July, 1985, before me personally appeared Thomas E. Kubala and wife, Linda K. Oxford, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: Nov 1, 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6317 PAGE 414

Before me, the undersigned, of the State and County aforesaid, personally appeared _____., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 60,830.00.

Linda Brew
Affiant

Subscribed and sworn to before me, this the 25th day of July, 1985.

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

WARRANTY DEED

from:
Thomas E. Kubala and wife, Linda K.
Oxford

to:
Daniel Lee Bergstrom and wife,
Ellen L. Bergstrom

FELIX DOWNEY, REGISTER
DAVIDSON COUNTY, TN
Jul 30 10 47 AM '85

IDENTIF. REFERENCE

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157 dp
(TN-23860)

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR 8006017 PAGE 415

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			60830.00- CONT.	
			158.00 COSTAX	
			.50 PRFE	
			6.00 MOTX	
				164.50-
			2438A07/30/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 2 4 4 8 1

IDENTIF. REFERENCE

JUL 30 10 47 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 158525