THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
225 Lebanon Road - Box 425
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Michael T. Feamster, et al
3345 White Pine Drive
Nashville, TN 37214

MORTGAGEE:
GMAC Mortgage, Inc.
P.O. Box 780
Waterloo, Iowa 50704-0780

SEND TAX BILLS:
-New Owner

MAP-PARCEL:
Map & Parcel 108-8-58
Field Book No. 3D-85993

47440

IDENTIFICATION REFERRED

Jul 8 9 23 AM 98

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

1905 07/08 0101 03CHECK 265.22

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged we, **Stephen W. Lineberry and wife, Carol A. Lineberry,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Michael T. Feamster and Karen L. Shannon,** 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:

> Being Lot No. 215 on the Plan of Larchwood, Section Two, as of record in Book 5200, page 57-59, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description thereof.
>
> Being the same property conveyed to Stephen W. Lineberry and wife, Carol A. Lineberry by virtue of a deed from Willie L. Roberts as of record in Book 6616, page 509, Register's Office for Davidson County, Tennessee.
>
> It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Norwest Mortgage, Inc., or record in Book 6616, page 512, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid mortgage is hereby transferred to the said Grantees.
>
> This is improved property known as 3345 White Pine Drive, Nashville, Tennessee, 37214.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 5479, page 443, as amended in Book 5681, page 532, as amended in Book 5688, page 696, and as amended in Book 6011, page 130, and easements, covenants and conditions as shown on the Plan of record in Plat Book 5200, page 57-59, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 hands this 27th day of June, 1988.

Stephen W. Lineberry
STEPHEN W. LINEBERRY

Carol A. Lineberry
CAROL A. LINEBERRY

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Stephen W. Lineberry and wife, Carol A. Lineberry,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 27th day of June, 1988.

Brenda K. Robinson
NOTARY PUBLIC

My Commission Expires: 6-18-90

STATE OF TENNESSEE)
COUNTY OF WILSON)

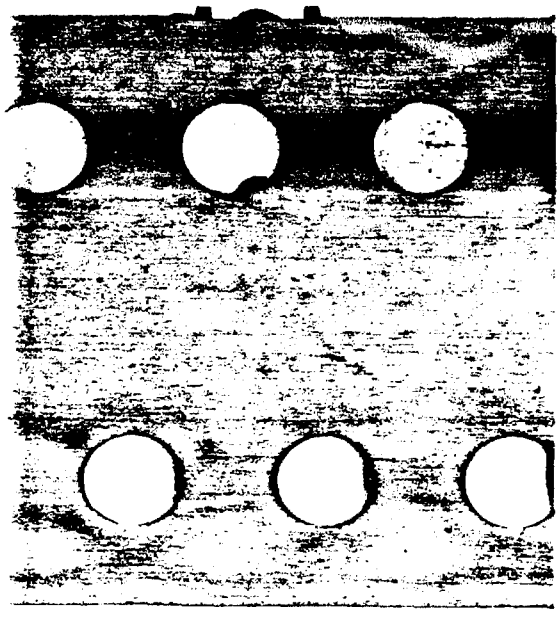
The actual consideration or value, whichever is greater for this transfer is $78,433.49.

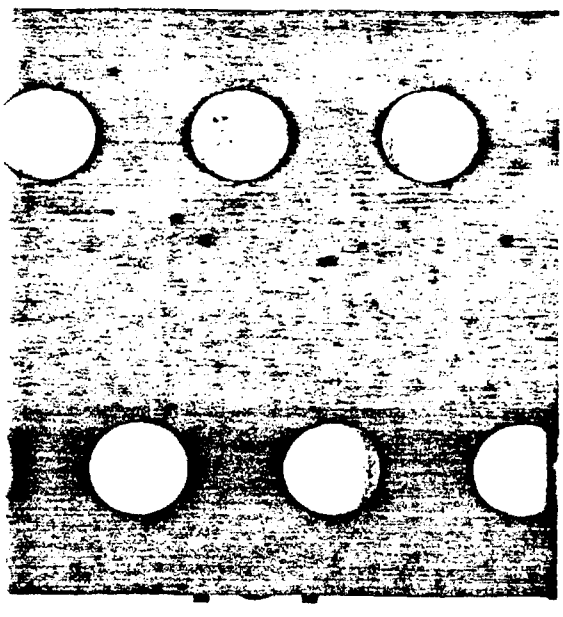
Karen L. Shannon
AFFIANT

Subscribed and sworn before me
this 27th day of June, 1988.

Brenda K. Robinson
NOTARY PUBLIC

My Commission Expires: 6-18-90





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7594 PAGE 319

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 78433.49
				CON TX 258.72
				PRFEE 0.50
				WDEED 6.00
				TOTAL 265.22
				CHECK 265.22

07/08/88 01 09:24 0001 4905

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47440

IDENTIFICATION REFERENCE

JUL 8 9 23 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 110758