File # 28

BOOK 7594 PAGE 789

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

SUN BANKS, INC.

TO

KATIE L. MANLEY

For draftsman's use

This instrument prepared
Nella Schneider Hunt, Attorney
222 Third Avenue, North
Nashville, TN 37201

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
KATIE L. MANLEY (NAME)	COMMONWEALTH MORTGAGE COMPANY (NAME)	150 7 246
3302 Oak Trees Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 4329 (STREET ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (P.O. ZIP)	Houston, Texas 77210-4329 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

47600

IDENTIFICATION REFERENCE

JUL 8 2 01 PM '88

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$61,794.44 Katie L Manley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF July 19 88.

Notary Public

MY COMMISSION EXPIRES: March 11, 1991

(AFFIX SEAL)

For and in Consideration of the sum of Ten and No/100 ---------- ($10.00) ---------- **DOLLARS**

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration the grantee has assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust executed by George L. Rogowitz and wife, Gay D. to Tim N. Taylor, Trustee, of record in Book 6837, page 76, said Register's Office, to which instrument reference is here made for a more particular description of said note and the terms and conditions of said deed of trust, the obligations of which are assumed by the said grantee, SUN BANKS, INC.

have bargained and sold, and by these presents do transfer and convey unto the said

KATIE L. MANLEY

her **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. 58-A, Zone Lot Division of Lot No. 58, Lakeshore Woods, Section 1, as of record in Book 5200, page 502, as amended in Book 5190, page 789, Register's Office for Davidson County, Tennessee, to which reference is made for a more accurate description.

Being the same property conveyed to Sun Banks, Inc., by deed from George L. Rogowitz and wife, Gay D. Rogowitz, of record in Book 7503, page 155, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Restrictive Covenants of record in Book 6063, page 351, Book 6112, page 546, and Book 6176, page 370, Register's Office for said County.
2. The Plan of record in Book 5200, pae 502, said Register's Office, shows an owner's certificate, minimum building setback lines, easements and notes to which reference is hereby made.

BOOK 7594 PAGE 790 WD-2

This is { } unimproved { X } improved property, known as 3302 Oak Trees Court - Antioch, TN 37013
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said KATIE L. MANLEY her heirs and assigns, forever.

And we do covenant with the said KATIE L. MANLEY that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except as set out herein and taxes for 1988 which have been assumed by the grantee.

And Sun Banks, Inc do further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said KATIE L. MANLEY her heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 7th day of July 19 88

SUN BANKS, INC.

By: Betty J. Fowler

Betty J. Fowler
Assistant Vice President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____ executed the within instrument for the purposes therein contained.

5084 07/08 0101 03CHECK 210.44

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

FLORIDA

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } ORANGE

Personally appeared before me, Teresa M. Aplin, a Notary Public in and for the State and County aforesaid, personally appeared Betty J. Fowler

_____

_____

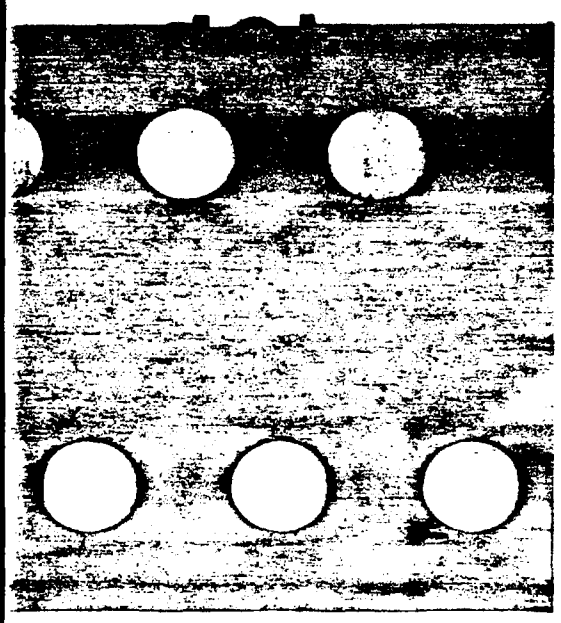
with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged her self to be the Assistant Vice President of the SUN BANKS, INC. a corporation, and that she as such Assistant Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by her self as Assistant Vice President.

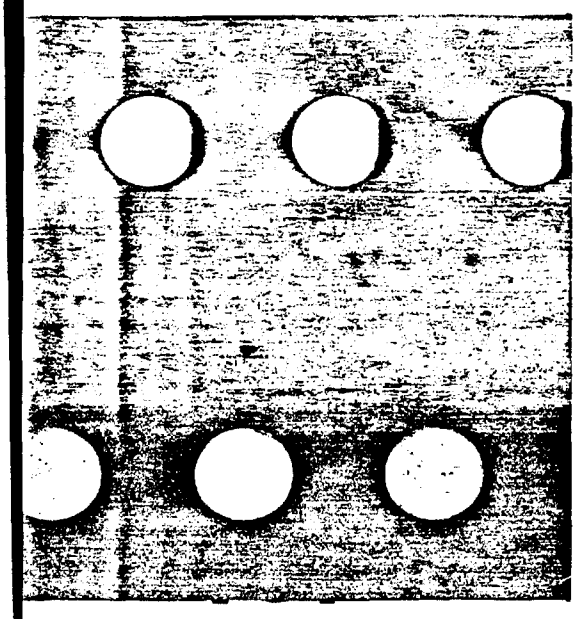
Witness my hand and official seal at Orlando, Florida, this 7th day of July, 19 88.

Teresa M. Aplin Notary Public

Commission Expires Notary Public, State of Florida at Large My Commission Expires Jan. 11, 1992

NOTARY PUBLIC STATE OF FLORIDA





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7594 PAGE 791

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 617-4.44

CON TX	203.94
PRFEE	0.50
MISCED	6.00
TOTAL	210.44
CHECK	210.44

07/08/88 01 14:02 0001 5084

47600

IDENTIFICATION REFERENCE

JUL 8 2 01 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY

No. 110933