FILE BOX 3

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,101.45

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF January, 19 89

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

25 Century Blvd. - Suite 405, Nashville, TN 37214 111 West College Street, Murfreesboro, TN 37130 719 N. Second Street, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Leonard Sasin (NAME)	Lomas Mortgage U.S.A, Inc. (NAME)	MAP 150-11
3304 Oak Timber Drive (ADDRESS)	P. O. Box 655644 (ADDRESS)	PARCEL 258.00
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Dallas, Texas 75265 (CITY) (STATE) (ZIP)	2D-75986

FOR AND 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, David A. Grosch and wife, Julee D. Grosch

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Leonard Sasin and wife, Carol Ann Sasin

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. 81, Section One on the Plan of Lake Towne Park of record in Plat Book 6250, page 818, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to David A. Grosch and wife, Julee D. Grosch by deed from Jack Williams Construction Co., Inc. of record in Book 7099, page 889, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existings easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Book 6784, page 334 Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by David A. Grosch and wife, Julee D. Grosch to Stephen R. Josleyn, Trustee for CityFed Mortgage Company, dated January 5, 1987, with an approximate unpaid principal balance of $75,301.45, of record in Book 7099, page 892 and assigned to The Lomas & Nettleton Company of record in Book 7579, page 866, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

unimproved ( )
This is improved (X) property, known as 3304 Oak Timber Drive, Antioch, Tennessee 37013
(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 12th day of January, 19 89

David A. Grosch

Julee D. Grosch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7750 PAGE 826

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David A. Grosch and wife, Julee D. Grosch

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of January, 1989

Commission expires 5-8-91

Notary Public

STATE OF TENNESSEE
COUNTY OF

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, and corporation, and that (he / they) as such _____ and _____ being authorized so to do, execute 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

01227

IDENTIFICATION REFERENCE

JAN 13 8 13 AM '89

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TN

5907 01/13 0101 03CHECK 280.73

WARRANTY DEED

FROM

David A. Grosch and wife, Julee D. Grosch

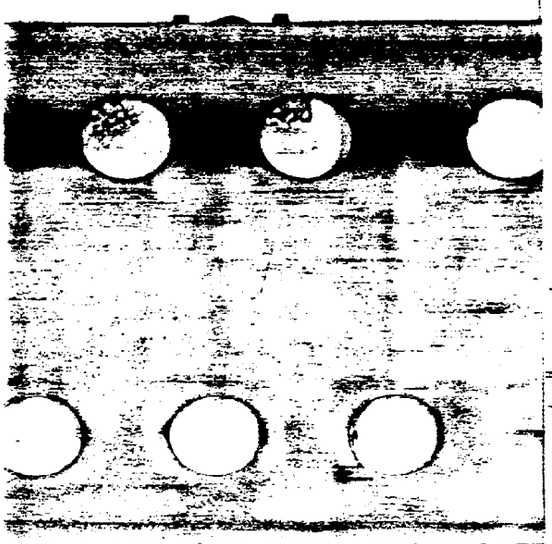
TO

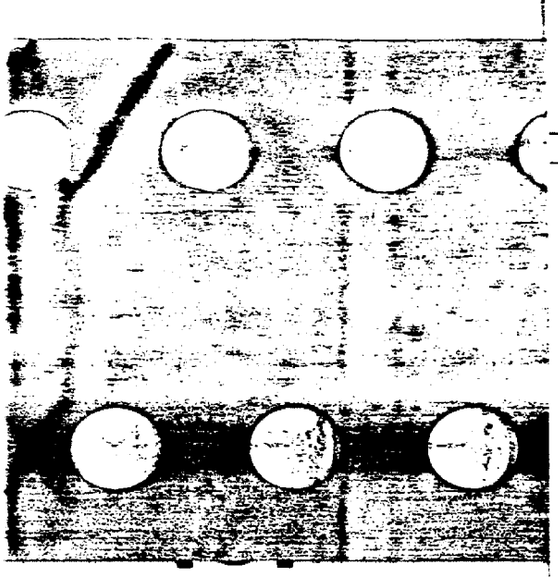
John Leonard Sasin and wife, Carol Ann Sasin

RETURN TO:

CUMBERLAND TITLE COMPANY
☒ 25 Century Blvd. - Suite 405
Nashville, Tennessee 37214
☐ 111 W. College Street
Murfreesboro, Tennessee 37130
☐ 719 N. Second Street
Clarksville, Tennessee 37040

EDWARD SEDDON
ATTORNEY-AT-LAW





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

RECEIVED OF _____

FOR _____

BOOK 7750 PAGE 827

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
				CAMT 83101.45
				CON TX 274.23
				PRFEE 0.50
				WDEED 6.00
				TOTAL 280.73
				CHECK 280.73
			01/13/89 01	08:15 0001 5907

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

011227.

IDENTIFICATION REFERENCE

JAN 13 8 23 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 172567