FILE BOX 30

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 56,477.39

Subscribed and sworn to before me, this the 13 day of February 19 89

My commission expires: July 13, 1991
(Affix Seal)

Affiant: Donald E. Mundy

Notary Public:

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc. 9R12963
907 Two Mile Parkway, Building E-2, Goodlettsville, TN 37072

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Donald E. Mundy	THE LOMAS & NETTLETON COMPANY
5027 Bonnameade Drive (STREET ADDRESS)	P.O. Box 660724
Hermitage, Tn. 37076 (CITY / STATE / ZIP)	Dallas, TX 75266-0724 (STREET ADDRESS / CITY / STATE / ZIP)

MAP & PARCEL NO 74+16 25 /40 33426

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Kyle L. Marquardt and wife, Jeanne S. Marquardt

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Donald E. Mundy and wife, Karen E. Mundy

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot Number 459 on the Plan of Hermitage Hills, Section Five, of record in Plat Book 3300 at pages 1 and 2, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Kyle L. Marquardt and wife, Jeanne S. Marquardt by Deed of record in Book 6524 page 544, Register's office for said County.

This conveyance is subject to taxes for the year 1989 and subsequent years, easements and restrictive covenants of record and Deed of Trust for the benefit of THE LOMAS & NETTLETON COMPANY, for the original sum of $50,500.00 as executed by Kyle L. Marquardt and wife, Jeanne S. Marquardt and filed for record March 22, 1985 in Book 6524 page 547, Register's Office for Davidson County, Tennessee. which the Grantee(s) hereby agree to assume and pay as part payment of the purchase price.

The grantee further hereby assumes the obligations of Kyle L. Marquardt and wife, Jeanne S. Marquardt under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

FILED & RECORDED
DAVIDSON COUNTY, TN
Feb 16 9 46 AM '89
REGISTER

INSTRUMENT REFERENCE

09235

THIS IS _____ IMPROVED PROPERTY KNOWN AS 5027 Bonnameade Drive, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular 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 13 day of February 19 89

Kyle L. Marquardt

Jeanne S. Marquardt

State of Tennessee
County of Davidson

BOOK 7773 PAGE 297

On this 13 day of February, 19 89, before me personally appeared Kyle L. Marquardt & Jeanne S. Marquardt to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

July 13, 1991

Notary Public
Ruth M. Foran

State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

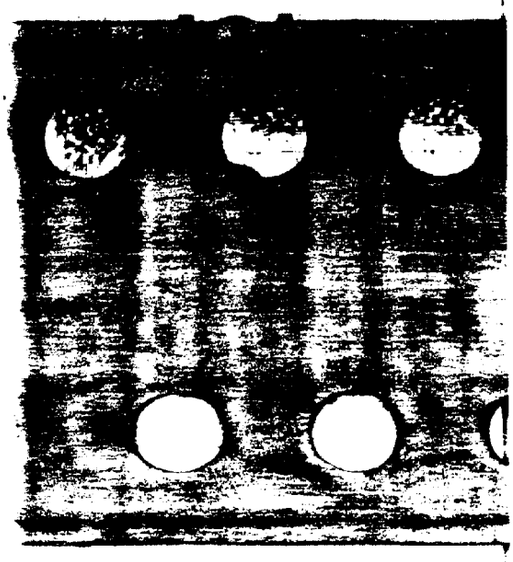
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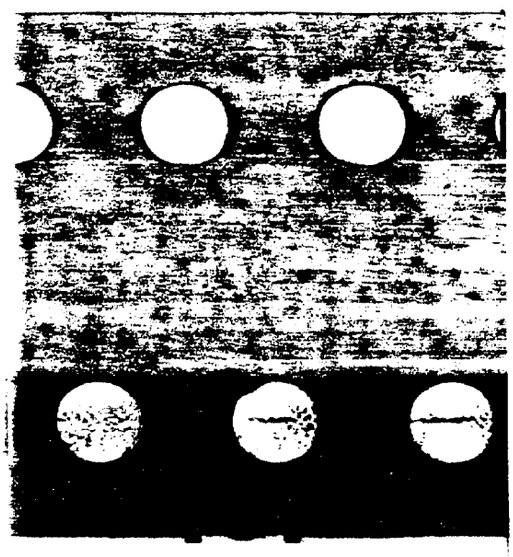
Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
907 Two Mile Parkway, Building E-2
Goodlettsville, TN 37072

7514 02/16 0101 03CHECK 192.95





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7773 PAGE 298

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 56477.39
CON TX 186.45
PRFEE 0.50
WDEED 6.00
TOTAL 192.95
CHECK 192.95

02/16/89 01 09:47 0001 7514

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09235

IDENTIFICATION

Feb 16 9 46 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 181976