WARRANTY DEED

File 46

THIS INSTRUMENT PREPARED BY:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Steven G. Waters 3401 West End Avenue Suite 545 Nashville, TN 37203 FILE BOX 46	Fidelity Federal Savings (NAME) 401 Union Street (STREET ADDRESS) Nashville, TN 37201 (CITY) (STATE) (ZIP)	161-11-0-C 019

BOOK 7784 PAGE 957

THIS INDENTURE, made and entered into this 17th day of February, 19 89, by and between

MIKE BOURN AND KAREN H. BOURN, HUSBAND AND WIFE party of the first part, and

Larry Wade Melton parts of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Unit D-401
County of DAVIDSON State of Tennessee.

Being Unit D-401 on the Resubdivision of Lot I, Phase IV, Villages of Brentwood or record in Plat Book 6900, page 471, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

SUBJECT TO: COVENENAIS, CONDITIONS, RESTRICTIONS, AND EASEMENTS OF RECORD.

Being the same property conveyed to Mike Bourn, unmarried by deed from Fox Ridge Company, a Limited Partnership of record in Book 7460, page 328, Register's Office, Davidson County, Tennessee.

Karen H. Bourn herein joins to convey any and all right and interest she may have; especially her marital rights.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise pertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate, that he has a good right to sell and convey the same, that the same is unencumbered

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 Fidelity Federal Savings and Loan Association of record in Book 7460, page 331, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said grantees.

And that he title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

MIKE BOURN

KAREN H. BOURN

STATE OF TENNESSEE, COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared

MIKE BOURN AND KAREN H. BOURN, HUSBAND AND WIFE ✓ to me known to

be the person S described in and who executed the foregoing instrument, and acknowledged that They executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 17 day of FEB. 19 89

My commission expires

OFFICIAL SEAL
PAUL H. MOONEY
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 4/20/92

Notary Public

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the interest transferred, whichever is greater, is $ 68,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 28th day of February, 1989

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

PROPERTY ADDRESS:

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received

Rev. 71, 1992

1 3 3 6 9.

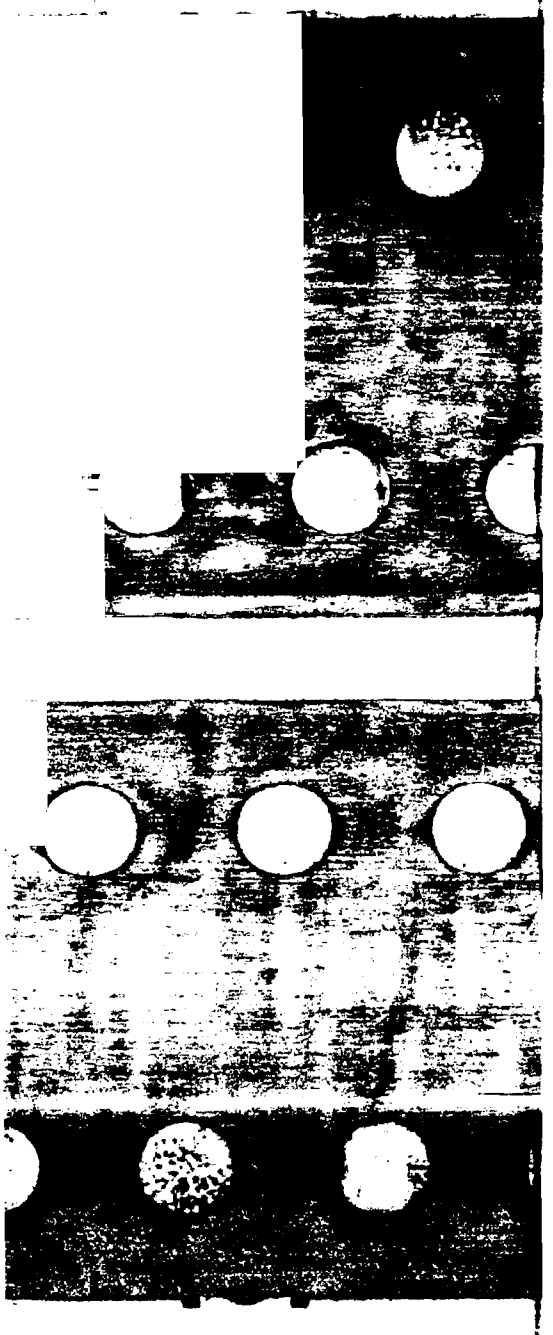
IDENTIFICATION REFERENCE

MAR 3 10 31 AM '89

FELIX J. WILSON
RECORDER
DAVIDSON COUNTY, N.C.

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2116 03/03 0101 03CHECK 232.55



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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 68500.00
CON TX 226.05
PRFEE 0.50
WDEED 6.00
TOTAL 232.55
CHECK 232.55

03/03/89 01 10:33 0001 2116

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

13369

IDENTIFICATION REFERENCE

MAR 3 10 34 AM '89

FELIX Z. WILSON, II
DAVIDSON COUNTY

No. 186696