THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Carl W. Tomlin 3051 Boulder Park Drive Nashville, TN 37214	First Union Mortgage Corporation 4300 Six Forks Road, Box 18109 Raleigh, NC 27619	MAP 96-14 PARCEL 228 302-61628

WARRANTY DEED BOOK **7801** PAGE **192**

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Karen K. Edens

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Carl W. Tomlin and wife, Marta M. Tomlin

hereinafter called the Grantee, Grantee's 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. 44 on the plan of Hickory Bend Section 3, of record in Book 3600, page 42, Register's Office for said County.

SAID Lot No. 44 fronts 75.0 feet on the southerly margin of Boulder Park Drive and extends back 174.1 feet on the westerly line and 163.8 feet on the easterly line to a dead line in the rear, measuring 75.77 feet thereon.

Beign the same property conveyed to Karen K. Edens by quitclaim deed from Johnny W. Edens of record in Book 7801, page 190, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 3642, page 478, said Register's Office, and to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid principal balance of a note secured by a first mortgage deed of trust to First Union Mortgage Corporation of record in Book 7167, page 770, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

This is (~~an~~)improved property, known as 3051 Boulder Park Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 24th day of March, 1989.

Karen K Edens
Karen K. Edens

STATE OF TENNESSEE
COUNTY OF Davidson

On this 24th day of March, 1989, before me personally appeared Karen K. Edens, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as her free act and deed.

My Commission Expires: 9-26-92

Notary Public

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 64,164.75.

_____
Affiant

Subscribed and sworn to before me, this the 24th day of March, 1989.

My Commission Expires: 9-26-92

_____
Notary Public

WILKINSON R. JESSEE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

19403.

MAR 27 10 12 AM '89

9188 03/27 0101 03CHECK 218.36

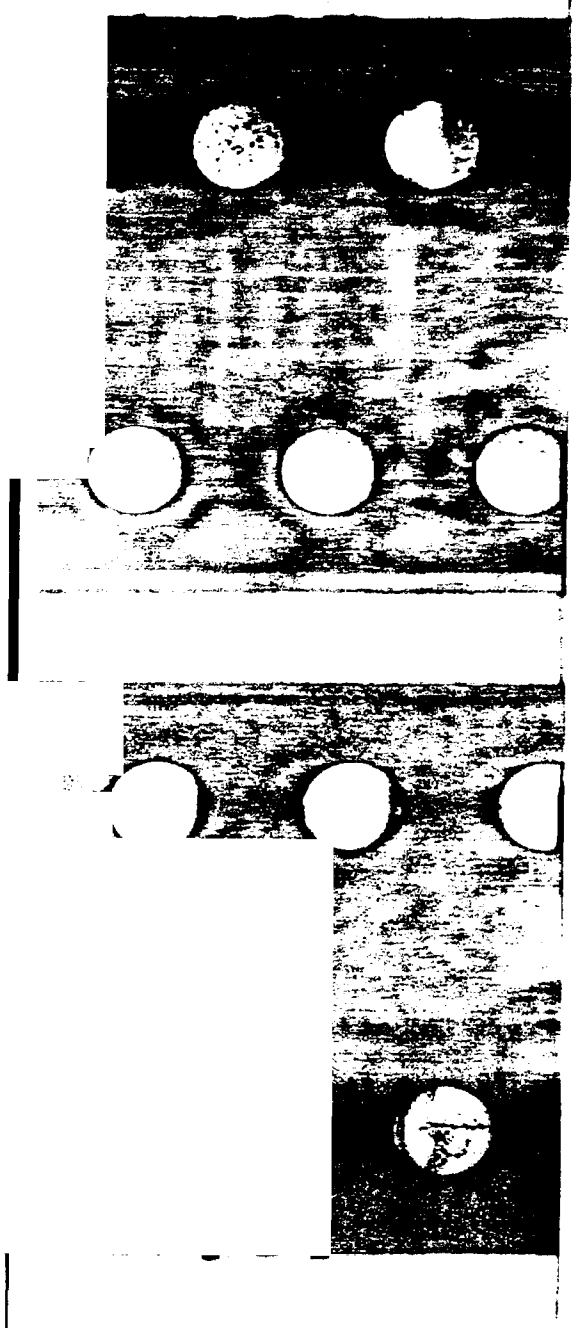
WARRANTY DEED

from:
Karen K. Edens

to:
Carl W. Tomlin and wife, Marta M. Tomlin

WILKINS & IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 28268



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7801 PAGE 194

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 64164.25
CON TX 211.86
PRFEE 0.50
MDEED 6.00
TOTAL 218.36
CHECK 218.36

03/27/89 01 10:16 0001 9188

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19403

IDENTIFICATION

Mar 27 10 12 AM '89

No. 193674