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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $46,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF March, 19 89

_____
Notary Public

MY COMMISSION EXPIRES: October 9, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd., Suite 105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Alvin M. Filson, Jr. (NAME)	City Federal Savings Bank c/o CityFed Mortgag (NAME)	076-01-0
524 Debbie Drive (STREET ADDRESS OR ROUTE NUMBER)	30 Warder Street (STREET ADDRESS)	096.00
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Springfield, OH 45501 (CITY) (STATE) (ZIP)	04D 90724

FOR AND IN 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, City Federal Savings Bank

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alvin M. Filson, Jr. and wife, Paula F. Filson

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:

Land in Davidson County, Tennessee, being Lot No. 91-A on the plan of Zone Lot Division, Lot No. 91, Tulip Grove Woods, Phase I, of record in Book 6250, Page 378, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to City Federal Savings Bank by deed of record in Book 7609, Page 317, Register's Office for Davidson County, Tennessee.

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

19418

RECEIVED FOR RECORD
MAR 27 10 30 AM '89
REGISTER OF DEEDS
DAVIDSON COUNTY, TENN.

9203 03/27 0101 03CHECK 158.30

This is improved. (X) unimproved ( ) property, known as 524 Debbie Drive, Hermitage, TN 37076
(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 my hand this 21st day of March, 19 89

City Federal Savings Bank
By _____
JERRY C. JONSON, WITH BOARD AUTHORITY

STATE OF TENNESSEE
Davidson County

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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.

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

Commission Expires _____ _____ Notary Public

STATE OF WASHINGTON
PIERCE County

Before me, ROBBIN WOOD-YOUNT a Notary Public in and for the State and County aforesaid, personally appeared JERRY C. JONSON AS WESTERN DIVISION MANAGER WITH BOARD AUTHORITY FOR

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the WESTERN DIVISION MANAGER of the CITY FEDERAL SAVINGS BANK a corporation, and that he as such HAS executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as JERRY C. JONSON, WITH BOARD AUTHORITY.

Witness my hand and official seal at BELLEVUE, WASHINGTON, this 20 day of MARCH, 1989.

Robbin Wood-Yount Notary Public

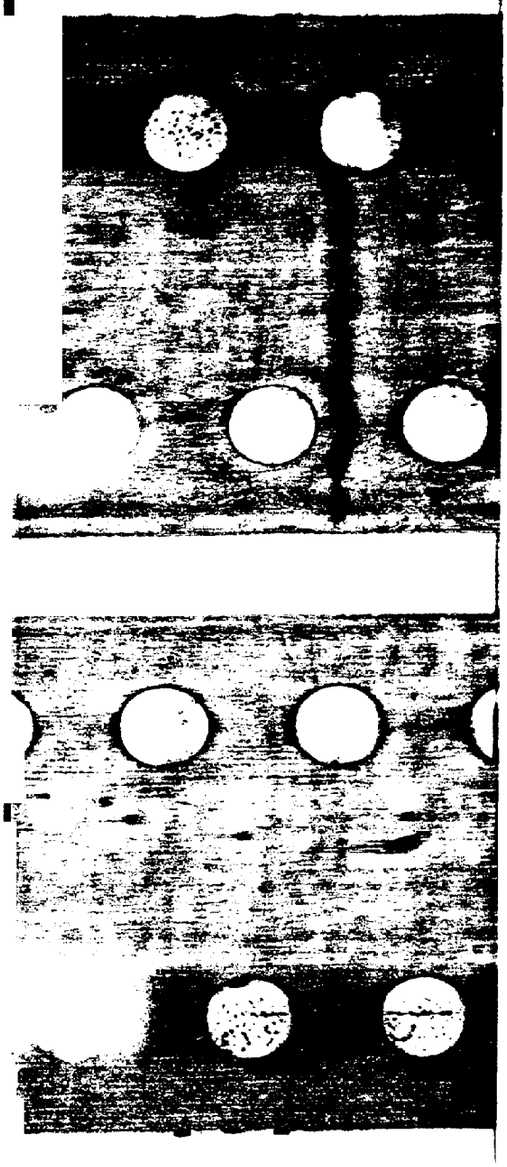
Commission Expires 10-05-92

WARRANTY DEED

FROM

TO

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697



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 46000.00
CON TX 151.80
PRFEE 0.50
WDEED 6.00
TOTAL 158.30
CHECK 158.30

03/27/89 01 10:34 0001 9203

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19418

IDENTIFICATION REFERENCE

MAR 27 10 30 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 193689