MAP # 156-2
PARCEL # 106

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
Stokes & Bartholomew P.A.
424 Church Street
Nashville, TN 37219

ADDRESS NEW OWNER:
David H. Deal
785 Goodpasture Terrace
Nashville, TN 37221

SEND TAX BILLS TO:
SunTrust Mortgage, Inc.
P.O. Box 105277
Atlanta, GA 30348-5277

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

Scott P. Cvengros and wife, Randa Cvengros BOOK 7814 PAGE 272

hereinafter called the GRANTOR(S) have bargained and sold, and by these presents do transfer and convey unto

David H. Deal and wife, Emily R. Deal

hereinafter called the GRANTEE(S) their heirs, successors and assigns, a certain tract or parcel of land in Davidson county, state of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 606 on the plan of Harpeth Woods Section of Harpeth Valley Park, as of record in Book 4860, page 111, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Scott P. Cvengros and wife, Randa Cvengros by deed from Rosalyn Lewis, a single person, of record in Book 7049, page 922, Register's Office for Davidson County, Tennessee.

Grantees hereby assume and agree to pay the balance of Seventy Seven Thousand Two Hundred Seventy Two and 70/100 ($77,272.70) which amount is the outstanding principal balance of an indebtedness owed to SunTrust Mortgage, Inc., formerly Third National Mortgage Company, which amount is secured by a Deed of Trust executed by Grantor to Warren H. Wild, Jr., Trustee, dated November 20, 1986 and recorded in Book 7049, page 925 Register's Office Davidson County, Tennessee.

23899

IDENTIFICATION

APR 11 12 04 PM '89

FILED & RECORDED
DAVIDSON COUNTY, TN

4587 04/11 0101 03CHECK 294.59

unimproved ( )
This is improved (X) property, known as 785 Goodpasture Terrace Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their successors, heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their successors, 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.

In witness whereof, the GRANTOR(S) have hereunto set their hand (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 7th day of April, 1989.

GRANTEES

David H. Deal

Emily R. Deal

GRANTOR(S)

Scott P. Cvengros

Randa Cvengros

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, R. L. Moore, a Notary Public in and for said County and State, Scott P. Cvengros and wife Randa Cvengros and David H. Deal and wife Emily R. Deal the within bargainor(s) with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, this 7th day of April, 19 89.

My commission expires: Nov. 21, 1992 _____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,272.20.
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF April, 1989.

_____
Affiant

MY COMMISSION EXPIRES: Nov. 21, 1992 _____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public of said county and state, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposed therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this _____ day of _____, _____.

My Commission Expires: _____
Notary Public

EXCEPTIONS

1. Taxes for 1989 a lien but not yet due and payable.

2. Subject to restrictions of record in Book 5051, page 92, amended in Book 5197, page 123 and in Book 5228, page 718, Register's Office for Davidson County, Tennessee.

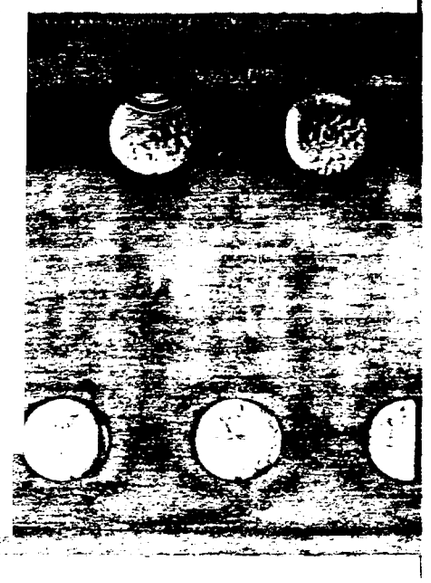
3. The Plan of record in Book 4860, page 111, said Register's Office shows a 30 foot minimum building setback line from Goodpasture Terrace, a 10 foot easement for public utility and drainage along the rear line of said lot and a 2.5 x 30 foot utility anchor easement located on the northeasterly corner of said lot.

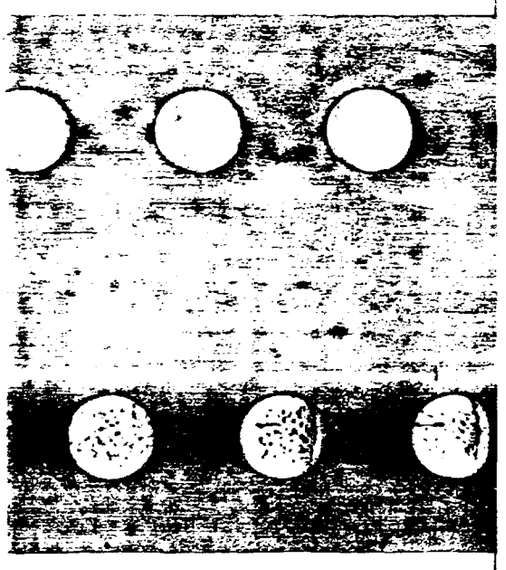
4. Easement for sanitary sewer of record in Book 4961, page 438, said Register's Office.

5. TVA Easement and right of way for 250 foot electric power transmission line of record in Book 2271, page 192, said Register's Office.

6. Right of Way along Old Harding Road of 30 feet in Minute Book 69, page 445, First Circuit of said County.

7. Easement to Harpeth Valley Utilities District for Sewer Line and Pumping Station, access Easement from McPherson Drive to TVA Easement, and a easement for flow of Harpeth River, of record in Book 4624, page 866, said Register's Office.





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 87272.20
CON TX 288.09
PRFEE 0.50
WDEED 6.00
TOTAL 294.59
CHECK 294.59

04/11/89 01 12:04 0001 4587

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

23899

IDENTIFI REFERENCE

APR 11 12 04 PM '89

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 199984