FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,283.78

James R. Beaver
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF April, 19 89

Lou Stephens
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
James R. Beaver (NAME)	CityFed Mortgage Company (NAME)	150-10-0
3456 New Towne Road (STREET ADDRESS OR ROUTE NUMBER)	30 Warder Street (STREET ADDRESS)	064.00
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Springfield, OH 45501 (CITY) (STATE) (ZIP)	02D 69358

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, Thomas H. Wilson and wife, Susan P. Brown Wilson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. Beaver

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. 194 on the Plan of the Resubdivision of Lots 193, 194, 195 and 196, Towne Village of The Country, Section 3 of record in Book 5800, Page 340, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Thomas H. Wilson and Susan P. Brown by deed from Kenneth D. Brown et ux, of record in Book 7545, Page 909, Register's Office for Davidson County, Tennessee.

The said Susan P. Brown Wilson being one and the same person as Susan P. Brown.

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

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to CityFed Mortgage Company of record in Book 6846, Page 961, said Register's Office with a present unpaid balance of approximately $63,283.78, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

This is unimproved ( ) improved (XX) property, known as 3456 New Towne Road, Antioch, TN 37013
(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 our hand s this 7th day of April, 19 89

Thomas H. Wilson — Susan P. Brown Wilson

Thomas H. Wilson — Susan P. Brown Wilson

BOOK 7818 PAGE 388

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named ~~Thomas H. Wilson and~~ wife, Susan P. Brown Wilson

the bargainor[s], with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Lori Stephens Notary Public

Commission Expires October 9, 1991

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
Thomas H. Wilson and wife, Susan
P. Brown Wilson

TO
James R. Beaver

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

6368 04/17 0101 03CHECK 251.69

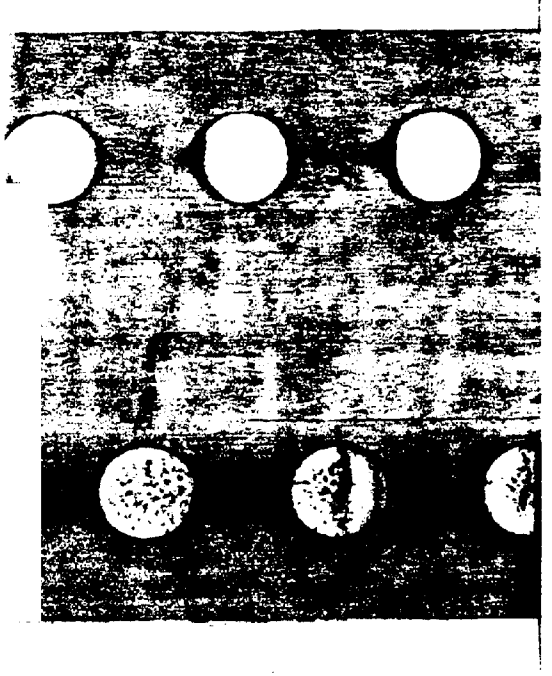
25396

IDENTIFICATION

APR 17 11 54 AM '89

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN





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

RECEIVED OF _____

FOR _____

BOOK 7818 PAGE 389

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 74283.78	
			CON TX 245.19	
			PRFEE 0.50	
			WDEED 6.00	
			TOTAL 251.69	
			CHECK 251.69	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 04/17/89 01 11:54 0001 6368

25396

IDENTIFICATION REFERENCE

Apr 17 11 54 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 200748