BOOK 7818 PAGE 413

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,541.93

Troy G. Donegan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF April, 19 89

Notary Public

MY COMMISSION EXPIRES: October 4, 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
Troy G. Donegan (NAME)	Shearson Lehman Mortgage Corporation (NAME)	133-12-0
447 Tampa Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 1201 (STREET ADDRESS)	31.00
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	San Bernardino, CA 92402 (CITY) (STATE) (ZIP)	05DU 09743

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, Robert R. Douglas and wife, Patricia P. Douglas

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Troy G. Donegan and wife, Jamie M. Donegan

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. 93 on the Plan of Windsor Park of record in Book 3600, Page 64, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Robert R. Douglas, et ux by deed from John Edward Gilmore, Jr. et ux, of record in Book 6405, Page 457, Register's Office for Davidson County, Tennessee.

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 Shearson Lehman Mortgage Corporation of record in Book 6975, Page 172, said Register's Office with a present unpaid balance of approximately $58,541.93, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

6378 04/17 0101 03CHECK 242.45

This is unimproved ( ) improved (X) property, known as 447 Tampa Drive, Nashville, TN 37211
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zi

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 14th day of April, 19 89

Robert R. Douglas Patricia P. Douglas

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named ~~Robert R. Douglas~~ and wife, Patricia P. Douglas

the bargainors, 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 14th day of April, 19 89.

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 _____

2544

WARRANTY DEED

FROM

Robert R. Douglas and wife,
Patricia P. Douglas

TO

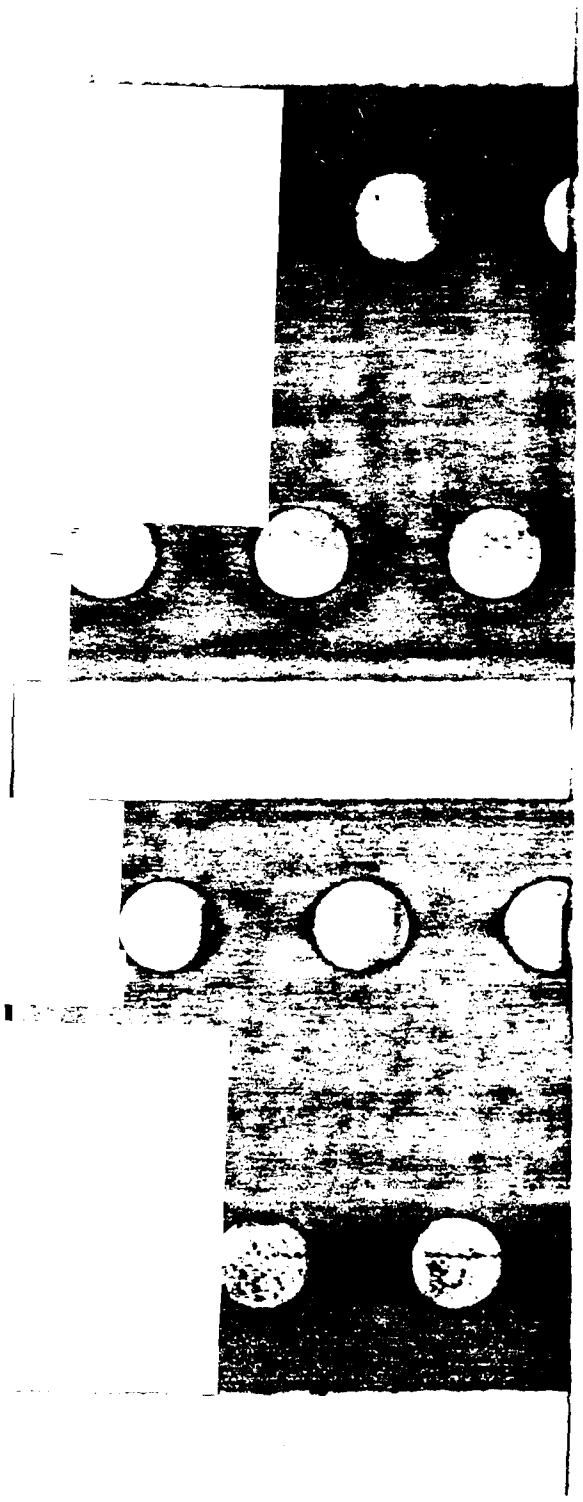
Troy G. Donegan and wife, Jamie M. Donegan

TENNESSEE REAL ESTATE TRANSFER

APR 17 12 13 PM '89

FELTS & WILSON TRUSTEE
DAVIDSON COUNTY, TN

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 _____

BOOK 7818 PAGE 415

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 71541.93
CON TX 235.95
PRFEE 0.50
WDEED 6.00
TOTAL 242.45
CHECK 242.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 04/17/89 01 12:13 0001 6378

25404

IDENTIFICATION

APR 17 12 13 PM '89

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

No. 200758