ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wayne Modine	Commercial Federal	
937 Norwalk Drive	Mortgage	Map: 108-04-0
Nashville, TN 37214	2120 S. 72nd Street	
	Suite 400	Parcel: 153.00
	Omaha, NE 68124	

THIS INSTRUMENT PREPARED BY: DAVID J. WAYNICK, ATTORNEY AT LAW, 211 DONELSON PIKE, BLDG.A, UNIT L-2, NASHVILLE, TENNESSEE 37214

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 (10.00) DOLLARS cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, James G. Purcell and Vivian D. Purcell, husband and wife, (the Grantors) have bargained and sold, and by these presents does transfer and convey unto Wayne Modine, a single person, (the Grantee), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

> BEING Lot no. 341, Larchwood, Section 6, of record in Plat Book 6250, Page 235, Register's Office for Davidson County, Tennessee to which plat reference is being made for a more complete legal description.
>
> This conveyance is subject to any and all existing easements and restrictions of record.
>
> BEING the same property conveyed to James G. Purcell and wife, Vivian D. Purcell by Warranty Deed of record in Book 7171, Page 293, Register's Office for Davidson County, Tennessee.
>
> This is improved property commonly known as 937 Norwalk Drive, Nashville, Tennessee 37214.
>
> It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to Homeland Mortgage Corporation of record in Book 7171, Page 296, and assigned to CFS Mortgage Corporation by assignment of record in Book 7171, Page 302, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the grantees.

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 successors and assigns, forever.

3483

17 8 40 AM '89

6792 05/17 0101 03CHECK 331.55

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 15th day of May, 1989.

James G. Purcell

James G. Purcell

Vivian D. Purcell

Vivian D. Purcell

{STATE OF TENNESSEE }
{COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public in and for said County and State, the within named James G. Purcell and Vivian D. Purcell, husband and wife , the bargainors, with whom I am personally acquainted, and upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of May, 1989.

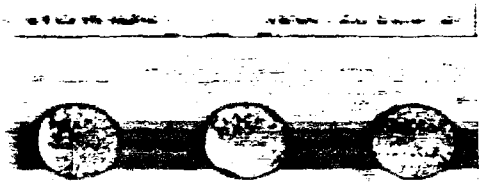
DAVID J. VARNER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission expires: 12-15-90

[{STATE OF TENNESSEE }
[{COUNTY OF DAVIDSON }
[
[The actual consideration or value, whichever is greater for
[this transfer is $ 98500.00.
[
[Affiant
[
[Subscribed and sworn to before me this 15th day of
[May, 1989.
[
[Notary Public
[
[My Commission expires 12-15-90

DAVID J. VARNER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE



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

RECEIVED OF _____

FOR _____

BOOK 7842 PAGE 776

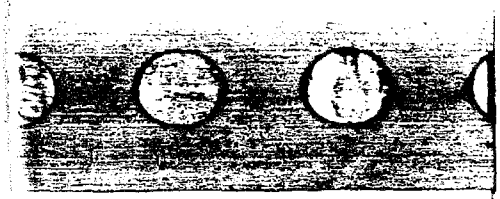
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	98500.00
CON TX	325.05
PRFEE	0.50
WDEED	6.00
TOTAL	331.55
CHECK	331.55

05/17/89 01 08:42 0001 6792

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



3348.3

IDENTIFICATION REFERENCE

MAY 17 8 00 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 210207