COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,000.00

×Beverly J. Cosgrove
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF June, 1989.

Ollie Mai Parsley
Notary Public Ollie Mai Parsley

MY COMMISSION EXPIRES May 8, 1991

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 50 Century Blvd., #120, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Van Amerongen (NAME)	City Federal Savings Bank (NAME)	MAP 41-4
4060 Matilda Street (STREET ADDRESS OR ROUTE NUMBER)	% Cityfed Mortgage Company (STREET ADDRESS)	PARCEL 11
Nashville, TN 37207 (CITY) (STATE) (P. O. ZIP)	30 Warder St., Springfield, OH (CITY) (STATE) (ZIP)	10D 35880

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, Joe G. Biggerstaff, Jr. and wife, Betty Biggerstaff

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard Van Amerongen and wife, Beverly J. Cosgrove

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. 53 on the Plan of Dalemere Subdividion, Section 4, as of record in Book 3300, page 45, said Register's Office, to which plan reference is hereby made for a more complete and detailed description of said lot.

BEING the same property conveyed to Joe G. Biggerstaff and wife, Betty Biggerstaff by deed from Elenor L. Waller, filed of record in Book 5429, page 812, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easement, restrictions and building setback lines of record.

43958

IDENTIFICATION REFERENCE

Jun 26 9 12 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PAID

8398 06/26 0101 03CHECK 316.70

This is {unimproved / improved (XX)} property, known as 4060 Matilda Street, Nashville, TN 37207
(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 22nd day of June, 1989

Joe G. Biggerstaff, Jr. Betty Biggerstaff

STATE OF TENNESSEE }
County of Davidson }

BOOK D

Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named Joe G. Biggerstaff, Jr. and wife, Betty Biggerstaff

(or proved to me on the basis of satisfactory evidence)

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22nd day of June, 19 89

Commission expires May 8, 1991

Ollie Mai Parsley Notary Public

STATE OF TENNESSEE }

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted* and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

*(or proved to me on the basis of satisfactory evidence)

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

_____ Notary Public

WARRANTY DEED

FROM

Joe G. Biggerstaff, Jr. and wife,

Betty Biggerstaff

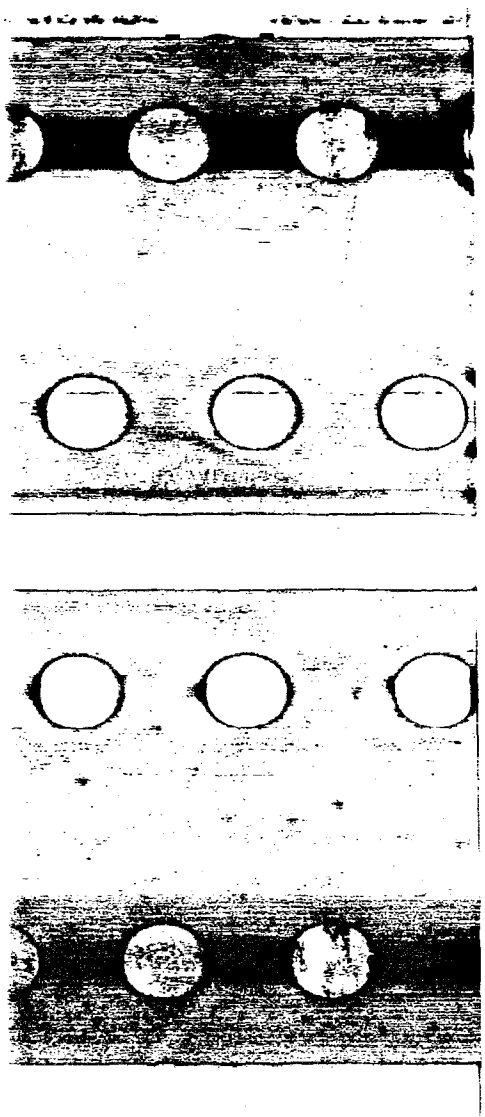
TO

Richard Van Amerongen and wife,

Beverly J. Cosgrove

Return to:

PRIORITY ESCROW SERVICES INC.
50 Century Boulevard
Suite 120
Nashville, TN 37214



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7873 PAGE 117

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 94000.00
				CON TX 310.20
				PRFEE 0.50
				WDEED 6.00
				TOTAL 316.70
				CHECK 316.70
06/26/89	01			09:14 0001 8398

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43958

IDENTIFICATION REFERENCE

JUN 26 9 12 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 222689