THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 7882 PAGE 472

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RENEE J. COPELAND (NAME)	FIRST UNION MORTGAGE CORPORATION (NAME)	MAP 150-2 2623 07/06 0101 03CHECK 172.00
736 Lake Terrace Drive (STREET ADDRESS OR ROUTE NUMBER)	4300 Six Forks Road (STREET ADDRESS)	PARCEL 167
Nashville, Tennessee 37217 (CITY) (STATE) (P. O. ZIP)	Raleigh, North Carolina 27609 (CITY) (STATE) (ZIP)	2D-73993

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, LOMAS MORTGAGE USA, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RENEE J. COPELAND, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 45A on the Plan of Section One-Revised Zone Lot Division of Lots 16, 17, 25 thru 33, 37 thru 45, Harbor Gate, as of record in Plat Book 5200, page 712, revised in Plat Book 6250, page 638, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Lomas Mortgage USA, Inc. by deed from Arnold M. Weiss, Substitute Trustee of record in Book 7770, page 296, said Register's Office.

This conveyance is made subject to: (1) 1989 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6221, page 253 and Book 6250, page 638; (3) Easements of record in Book 5300, page 909 and Book 5904, page 79; and (4) All matters appearing on the Plan of record in Plat Book 5200, page 712, revised in Plat Book 6250, page 638, said Register's Office.

47 I.T.

Jul 6 11 48 AM '89

**claiming by, through or under it, but no further or otherwise.

This is improved (XX) unimproved property, known as 736 Lake Terrace Drive, Nashville, Tennessee 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 30th day of June, 1989

LOMAS MORTGAGE USA, INC.
By: O. Dale McPherson
O. Dale McPherson, V. P.

RECORDER'S MEMO
Legibility of Writing, Typing or Printing Unsatisfactory in this Document when Received.

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State. _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF TEXAS
COUNTY OF DALLAS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State. O. Dale McPherson, Vice President and Carol Battle, Assistant Secretary

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are ~~is~~ the V. President & Asst. ~~of~~ Secretary LOMAS MORTGAGE USA, INC. 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 30th day of June, 19 89.

My commission expires _____ Notary Public Evelyn G Day

EVELYN G. DAY
Notary Public, State of Texas
My Commission Expires 4-10-93

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Renee J. Copeland
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 19 89

MY COMMISSION EXPIRES: 3/27/93 (AFFIX SEAL) Catherine Oldham
Notary Public

CATHERINE OLDHAM NOTARY PUBLIC

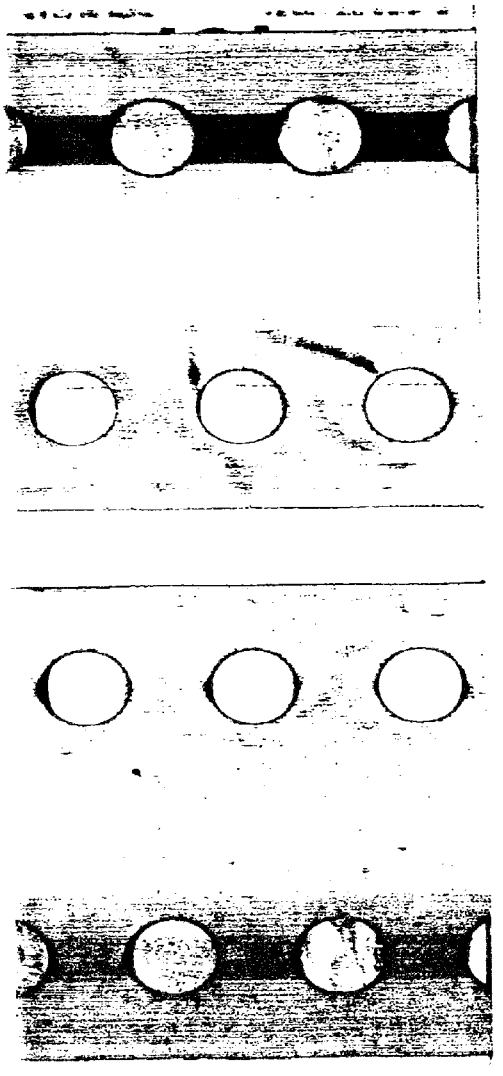
WARRANTY DEED

FROM LOMAS MORTGAGE USA, INC.

TO RENEE J. COPELAND, unmarried

PLEASE RETURN TO: FILE BOX 38

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7882 PAGE 474

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 50000.00
				CON TX 165.00
				PRFEE 1.00
				WDEED 6.00
				TOTAL 172.00
				CHECK 172.00
			07/06/89	01 11:51 0001 2623

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4711.6

IDENTIFICATION REFERENCE

JUL 6 11 48 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 226339