DENNIS M. PAUL	FLEET FUNDING CORP.	11D 47940
(NAME)	(NAME)	
164 Harrington Avenue	325 West Evans St. P.O. Drawer F-20	52-1-80
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115	Florence, South Carolina 29501	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 7887 PAGE 26

For and in consideration of the sum of TEN AND 00/100 ---------- ($10.00) DOLLARS cash in hand paid by the within named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption and agreement to pay the unpaid balance of a certain indebtedness in the original principal amount of $44,441.00 payable to Leader Federal Mortgage, Inc. and secured by a Deed of Trust of record in Book 7418, page 449; as assigned in Book 7459, page 684; and Book 7459, page 685; Register's Office for Davidson County, Tennessee, to which instruments reference is hereby made for complete terms and conditions thereof;

We, JAMES RICHARD COSTA AND WIFE, CHRISTY L. COSTA,

have bargained and sold, and by these presents do transfer and convey unto the said DENNIS M. PAUL

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 40, Block "A" on the Plan of Crittenden Estates, as shown on plat of record in Plat Book 974, page 69, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same proprty conveyed to James Richard Costa and wife, Christy L. Costa, by deed from Jesse B. Gilliland and wife, Betsy C. Gilliland, of record in Book 7418, page 446, Register's Office for Davidson County, Tennessee.

4361 2

Jul 12 11 20 AM '89

4428 07/12 0101 03CHECK 159.13

unimproved ( )
This is improved (xxx) property, known as 164 Harrington Avenue (House Number) (Street)
Madison, TN (City or Town) 37115 (Zip Code)
(P.O. Address)

To have and to hold the said trade 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.

Whenever 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 hands this 28th day of June, 1989.

James Richard Costa

Christy L. Costa

COUNTY OF DAVIDSON

BOOK 7887 PAGE 27

Personally appeared before me the undersigned, a Notary Public in and for said County and State JAMES RICHARD COSTA AND WIFE, CHRISTY L. COSTA

the within named 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 seat at Madison, Tennessee, this 28th day of JUNE, 19 89.

Joyce B. Dotson Notary Public

Commission expires 5-20-92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public of 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 _____ self to be _____ of the _____, the within named bargainor, a corporation, and that _____ he as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seat, at office in _____ this _____ day of _____, 19 ___.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $46,072.83 This is equal to or greater than the property would bring at a fair and voluntary sale.

Dennis M. Paul

Sworn to and subscribed before me this 28th day of June, 19 89.

My commission expires 5-20-92 Notary Public Joyce B. Dotson

RETURN TO:	This instrument was prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY	101 CUMBERLAND AVENUE MADISON, TN 37115
Name	Address

WARRANTY DEED

FROM

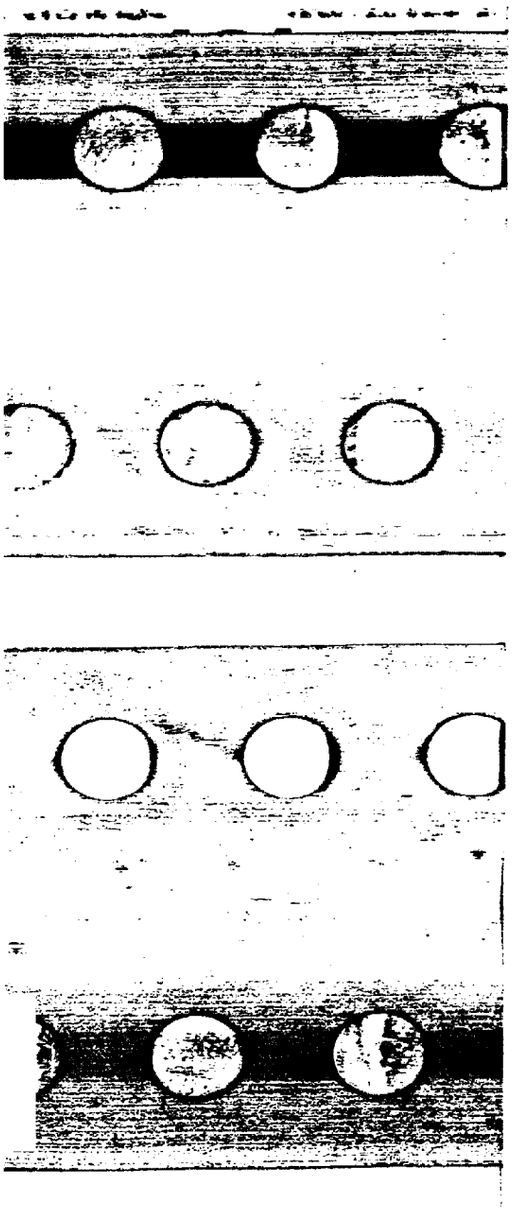
JAMES RICHARD COSTA E TUX

TO

DENNIS M. PAUL

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115

AREA CODE 615
TELEPHONE 865-4750



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7887 PAGE 28

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	46072.83
CON TX	152.13
PRFEE	1.00
MIEED	6.00
TOTAL	159.13
CHECK	159.13

07/12/89 01 11:21 0001 4428

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4861.2

TENTATIVE REFERENCE

JUL 12 11 20 AM '89

FELIX Z. WILSON REGISTER DAVIDSON COUNTY TENN

No. 228123