File Box 44

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $82,500.00.

James Randall Queen
Affiant

Subscribed and sworn to before me, this 14th day of July, 1989.

Notary Public

My Commission Expires March 27, 1992

My Commission expires: _____

This instrument prepared by:
Gullett, Sanford, Robinson & Martin
230 Fourth Avenue, North
Nashville, TN 37219

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers
James Randall Queen and wife, Jennifer Dawn Queen 4809 Catskill Drive Old Hickory, Tennessee 37138	Metropolitan Federal Savings and Loan Association P. O. Box 995 Nashville, TN 37202	Map 65-9 Parcel 120

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, a part of which is the assumption of a Deed of Trust, dated December 19, 1988, of record in Book 7732, page 606, Register's Office for Davidson County, Tennessee, and the note of even date thereby secured, in the original principal amount of $64,000.00, payable to Metropolitan Federal Savings and Loan Association, which debt the Grantees herein assume and agree to pay as part payment of the purchase price, **JAMES HERBERT REED and wife, SHERRY A. REED,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **JAMES RANDALL QUEEN and wife, JENNIFER DAWN QUEEN,** hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 410, on the Plan of Sherwood Forest, Section Four, as of record in Book 4460, page 182, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Herbert Reed and wife, Sherry A. Reed, by deed from Marion Thurman Builder, Inc., of record in Book 6058, page 732, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1989 taxes, which have been prorated and assumed by Grantees.

2. The Deed of Trust described hereinabove, of record in Book 7732, page 606, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 4460, page 182, Register's Office for Davidson County, Tennessee.

4. Restrictive Covenants of record in Book 4704, page 448, Register's Office for said County.

5. Easement for public utilities of record in Book 4762, page 328, Register's Office for said County.

This is improved property, known as 4809 Catskill Drive, Old Hickory, Tennessee 37138.

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 Grantors do covenant with the said Grantees 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, unless otherwise herein set out; and Grantors do further covenant and bind themselves, their 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.

The Grantees join in the execution of this instrument for the purpose of agreeing to the assumption provisions contained herein.

WITNESS our hands this 13 day of July, 1989.

GRANTORS:

James Herbert Reed

James Herbert Reed

Sherry A Reed

Sherry A. Reed

GRANTEES:

James Randall Queen

James Randall Queen

Jennifer Dawn Queen

Jennifer Dawn Queen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Herbert Reed and wife, Sherry A. Reed, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of July, 1989.

Notary Public

My Commission Expires March 27, 1993

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Randall Queen and wife, Jennifer Dawn Queen, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of July, 1989.

Notary Public

My Commission Expires March 27, 1993

My Commission Expires: _____

QUEEWD

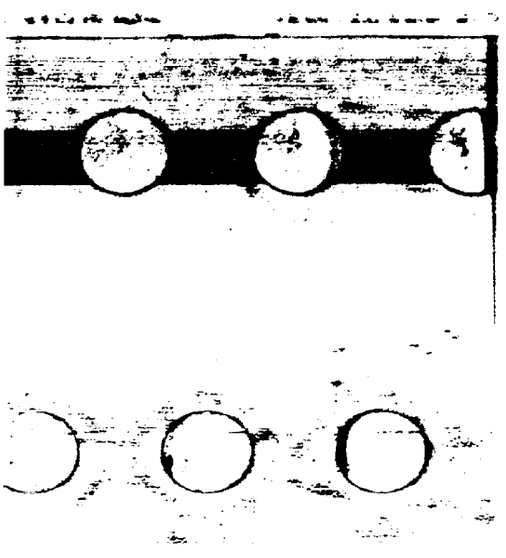
IDENTIFICATION REFERENCES

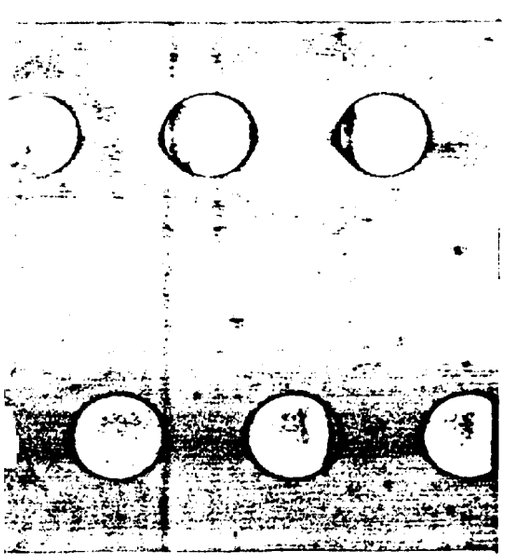
JUL 14 21 PM '89

DAVIDSON COUNTY TENN.

REGISTER'S OFFICE

279.25





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7889 PAGE 944

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	82500.00
CON TX	272.25
PRFEE	1.00
WDEED	6.00
TOTAL	279.25
CHECK	279.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28-24 3001 5534

4.95 22

IDENTIFICATION REFERENCE

JUL 14 4:22 PM '89

DAVIDSON COUNTY, TN

No. 229208