FILE NO. 25215 FILE BOX "7"

BOOK 7915 PAGE 285 FORM NO WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICH EVER IS GREATER, FOR THIS TRANSFER IS $ 53,795.10

X Wilma Blackwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF AUGUST, 19 89

Notary Public

MY COMMISSION EXPIRES: 4-21-92
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILMA C. BLACKWELL (NAME)	STANDARD MORTGAGE CORPORATION (NAME)	147-8-239
204 Flora Maxwell Rd. (STREET ADDRESS OR ROUTE NUMBER)	5871 Glenridge Drive (STREET ADDRESS)	5DU-5703
Nashville, TN. 37211 (CITY) (STATE) (P.O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	

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, DAVID G. ROWLAND and wife, LINDA L. ROWLAND,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILMA C. BLACKWELL

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. 64, Section 4, Beverly Heights, as of record in Book 5200, page 263, Register's Office for Davidson County, Tennessee, to which plan reference is herein made for a more complete description of metes and bounds.

BEING the same property conveyed to David G. Rowland and wife, Linda L. Rowland by deed from Larry Michael Dickens and wife, Virginia Mae Dickens, of record in Book 7022, page 246, Register's Office for Davidson County, Tennessee.

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 CITIZENS & SOUTHERN, of record in Book 6981, page 789, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. SAID LOAN IS NOW WITH STANDARD MORTGAGE CORPORATION.

unimproved ( )
This is improved (X) property, known as 204 Flora Maxwell Road, Nashville, Tennessee 37211
(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 11th day of August, 19 89

David G. Rowland by Robert S. Mitchell, Attorney-in-fact
DAVID G. ROWLAND

Linda L. Rowland by Robert S. Mitchell, Attorney-in-fact
LINDA L. ROWLAND

BOOK 7915 PAGE 286

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED a Notary Public in and for said County and State, the within named DAVID G. ROWLAND and wife, LINDA L. ROWLAND,

the 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 seal at Nashville, Tennessee, this 11th day of August, 19 89.

Commission Expires_____ _____Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____a Notary Public in and for 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 himself to be the _____ _____of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____day of _____, 19____.

_____Notary Public

Commission Expires_____

WARRANTY DEED
FROM
TO
IDENTIF. TREFERENCE

Aug 15 11 48 AM '89
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY TN.

5900 08/15 0101 03CHECK 184.54

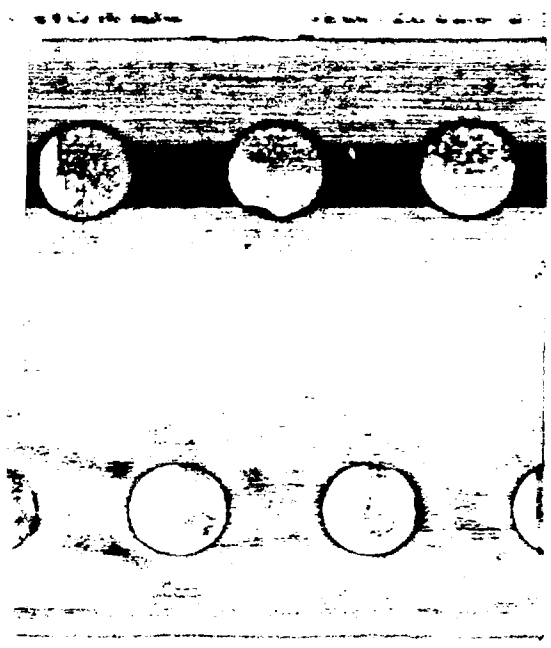
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

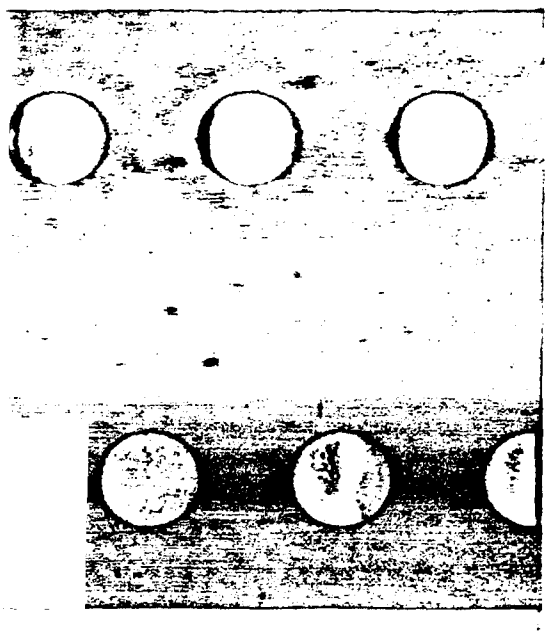
On this the 11th day of August, 1989, before me personally appeared ROBERT S. HITE, to be known to be the person who executed the foregoing instrument in behalf of DAVID G. ROWLAND and wife, LINDA L. ROWLAND, as their attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said DAVID G. ROWLAND and wife, LINDA L. ROWLAND, as though they personally had acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 11th day of August, 1989.

NOTARY PUBLIC

My Commission Expires: 11-21-92





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7915 PAGE 287

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 53795.10
CON TX 177.54
PRFEE 1.00
WDEED 6.00
TOTAL 184.54
CHECK 184.54
08/15/89 01 11:50 0001 5900

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57953

IDENTIF. REFERENCE

AUG 15 11 48 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 239173