BOOK 7[illegible] PAGE [illegible]

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,655.29

Marka Harris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF AUGUST 19 89

Janet L. Davis
Notary Public

MY COMMISSION EXPIRES: 1-26-92

(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
RALPH E. SHELBY et ux (NAME)	LOMAS MORTGAGE USA (NAME)	52-7-114
725 Tahlena Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 660724 (STREET ADDRESS)	11D 93451
Madison, TN. 37115 (CITY) (STATE) (P.O. ZIP)	Dallas, Texas 75266-0724 (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, ROGER J. GONZALEZ and wife, MARY F. GONZALEZ,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RALPH E. SHELBY and wife, LEANNE F. SHELBY,

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. 84, Madison Heights, Section 1, Resubdivision of Lots 83 and 84, of record in Book 6050, page 126, Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to Roger J. Gonzalez and wife, Mary F. Gonzalez by Deed from Assad Fatehi-Varkani, a single man, of record in Book 6366, page 981, 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 CITICORP HOMEOWNERS, INC., of record in Book 7183, page 798, 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 THE LOMAS MORTGAGE USA.

This is unimproved / improved X property, known as 725 Tahlena Avenue, Madison, Tennessee 37115
(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 23rd day of August, 19 89

ROGER J. GONZALEZ

MARY F. GONZALEZ

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STATE OF TENNESSEE }
Davidson County }

THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named ROGER J. GONZALEZ and wife, MARY F. GONZALEZ

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 23rd day of August, 19 89.

Commission Expires 11-21-92

James D. Davis
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

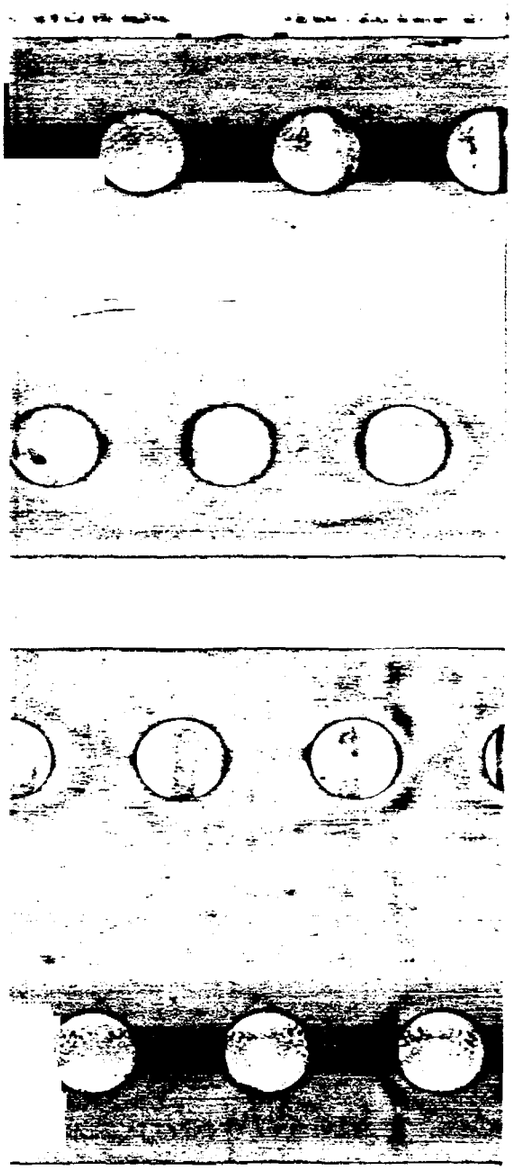
8711 08/24 0101 03CHECK 256-81

60295

IDENTIFICATION REFERENCE

Aug 21 10 25 AM '89

DAVIDSON COUNTY, TN



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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 75655.29
CON TX 249.81
PRFEE 1.00
WDEED 6.00
TOTAL 256.81
CHECK 256.81

08/24/89 01 10:27 0001 8711

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6029.5.

IDENTIFICATION REFERENCE

AUG 24 10 25 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 241946