BOOK 7930 PAGE 33

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August, 1989

Notary Public Ollie Mai Barsley

MY COMMISSION EXPIRES: May 8, 1991

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 50 Century Blvd., #120, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yvette J. Dawson (NAME)	Union Security Mortgage Company (NAME)	MAP 82-4
902 Petway Avenue (STREET ADDRESS OR ROUTE NUMBER)	3322 West End Avenue, #400 (STREET ADDRESS)	PARCEL 396
Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	TAX NO. 27W 19415

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, Mary K. Warner, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Yvette J. Dawson and husband, Timmy E. Dawson

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. 4 on the Plan of A. W. Hooker's Addition to East Nashville, as of record in Book 57, page 131, Register's Office for said County.

SAID Lot No. 4 fronts 63 feet on the southerly side of Petway Avenue and runs back between parallel lines, with the easterly margin of an alley, 150 feet to an alley in the rear.

BEING the same property conveyed to Richard L. Warner et ux, Mary K. Warner by deed from Wilson Camp, filed of record in Book 3975, page 830, Register's Office for Davidson County, Tennessee.

Richard L. Warner now being deceased.

This conveyance is subject to any and all existing easement, restrictions and building setback lines of record.

6321.2

IDENTIFICATION REFERENCE

SEP 5 9 14 AM '89

DAVIDSON COUNTY, TN

RUSH

1230 09/05 0101 03CHECK 180.25

This is improved (XX) unimproved ( ) property, known as 902 Petway Avenue, Nashville, TN 37206
(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 my hand this 31st day of August, 1989

Mary K. Warner

Mary K. Warner

STATE OF TENNESSEE
County of Davidson

BOOK 7930 PAGE 34

Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named Mary K. Warner

(or proved to me on the basis of satisfactory evidence)

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of August 19 89

Commission expires May 8, 1991

Ollie Mai Parsley
Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

*(or proved to me on the basis of satisfactory evidence)

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 ____.

My commission expires _____

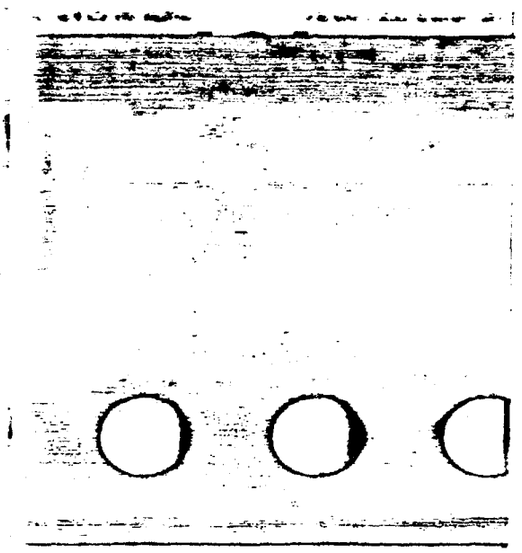
_____
Notary Public

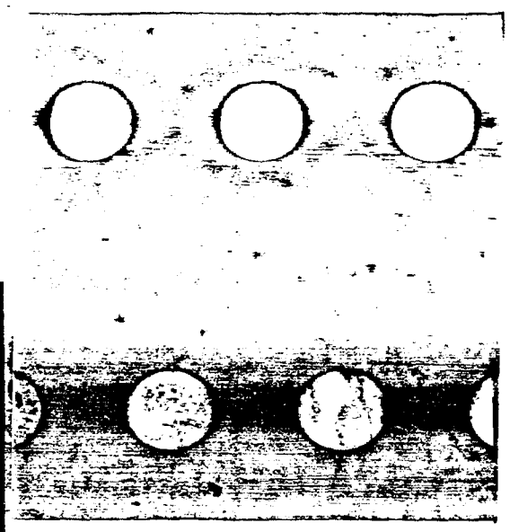
WARRANTY DEED

FROM Mary K. Warner

TO Yvette J. Dawson and husband, Jimmy E. Dawson

Return to:
PRIORITY ESCROW SERVICES INC.
50 Century Boulevard
Suite 120
Nashville, TN 37214





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

RECEIVED OF _____

FOR _____

BOOK 7930 PAGE 35

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 52500.00
CON TX 173.25
PRFEE 1.00
WDEED 6.00
TOTAL 180.25
CHECK 180.25

09/05/89 01 09:15 0001 1280

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6321.2

IDENTIFICATION REFERENCE

SEP 5 9 14 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 245310