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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,578.04

Susan C. Saunders
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd DAY OF August, 1989

Notary Public

MY COMMISSION EXPIRES: 3-11-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Jr., Atty. 2815 Lebanon Road, Suite 201, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan Clark Saunders (NAME)	Foster Mortgage Corporation (NAME)	96-6-219
520 Cottonwood Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 171 (STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Fort Worth, TX 76101 (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 George A. Brown, Sr. and wife, Janice Brown

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Susan Clark Saunders, Single

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. 209 on the Plan of Cloverhill Subdivision, Section 4, of record in Book 2133, page 62, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to George A. Brown, Sr. and wife, Janice Brown by deed from Johnny H. Brown and wife, Gale S. Brown of record in Book 7448, page 632, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

Restrictions contained in Book 2145, page 262, said Register's Office.

As a part of the consideration for this conveyance, the Grantees herein expressly assume and agree to pay the balance owing on that certain promissory note in the original principal sum of $62,115.00 secured by and fully described in the Deed of Trust of even date therewith recorded in Book 7360, page 915, said Register's Office, and hereby expressly assume the obligation of Johnny E. Stephens and wife, Shearon S. Stephens under the terms of the instruments creating said loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned this agreement of assumption being evidenced by their acceptence of this deed.

This is ( ) unimproved (XX) improved property, known as 520 Cottonwood Drive, Nashville, Tennessee 37214
(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 hands this 23rd day of August, 1989

George A. Brown, Sr.

Janice Brown

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George A. Brown, Sr. and wife, Janice Brown

the bargainor S, with whom I am personally acquainted, 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 3-11-91

Notary Public

STATE OF TENNESSEE
Davidson County

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 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 _____

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

My commission expires _____

Notary Public

WARRANTY DEED

FROM
George A. Brown, Sr.
Janice Brown

TO
Susan Clark Saunders

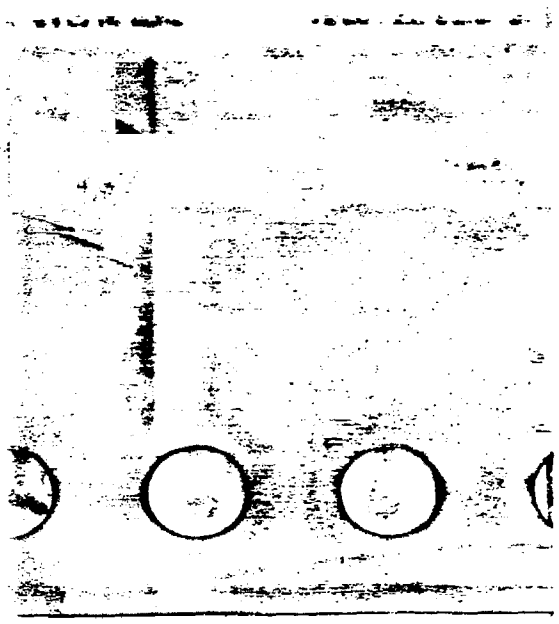
63638

IDENTIFICATION REFERENCE

SEP 5 3 58 PM '89

DAVIDSON COUNTY, TN

1745 09/05 0101 03CHECK 226.78





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	66578.04
CON TX	219.78
PRFEE	1.00
WDEED	6.00
TOTAL	226.78
	226.78

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/05/89 01 15:59 0001 1745

63634

IDENTIFICATION REFERENCE

SEP 5 3 58 PM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 245770