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Box 22

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $54,900.00

Kathy Ruth Starks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF September, 1989

Notary Public

MY COMMISSION EXPIRES: 11-12-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney
Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203

ADDRESS NEW OWNER (S) AS FOLLOWS	Mortgagee:	MAP-PARCEL NUMBERS
Maxie Steven Starks (NAME)	C&S REAL ESTATE SERVICES, INC. (NAME)	53-9-A-16.00
1438 East Cedar Lane (STREET ADDRESS OR ROUTE NUMBER)	Attn: Tax Dept. P. O. Box 151 (STREET ADDRESS)	11D-91426
Madison, TN 37115 (CITY) (STATE) (P.O.ZIP)	Tucker, GA 30085-0151 (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 R. Fulton, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Maxie Steven Starks and wife, Kathy Ruth Starks

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:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 1438, on the Plan of Neely's Bend Villas, of record in Book 5200, page 262, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to George R. Fulton, by deed from Jack Driver and Son, Inc., a Tennessee Corporation, of record in Book 5689, page 272, Register's Office for Davidson County, Tennessee. The said George R. Fulton, also known as George Robert Fulton, since married Susan Carol Davis, thenceforth known as Susan Carol Davis Fulton. Said parties have since divorced and subject property is vested in George R. Fulton pursuant to Final Decree, Docket No. 88D-2648, Probate Court for Davidson County, Tennessee, certified copy being placed of record concurrent herewith.

There is conveyed with the above described individual condominium unit an undivided interest in and to the general and/or restricted common areas and facilities of Neely's Bend Villas, as said areas are set forth and defined in Master Deed and By-Laws of record in Book 5625, page 1, amended in Book 6119, page 322, and Charter of Neely's Bend Villas Homeowners' Association, Inc. of record in Book 6081, page 879, Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars.

This instrument is executed on behalf of George R. Fulton, by Frank Lankford, as his Attorney-in-Fact, pursuant to a Power of Attorney, which is being placed of record with this instrument.

unimproved ( )
This is improved (XX property, know as 1438 East Cedar Lane, Madison, TN 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 convenant 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 13th day of September, 1989

George R. Fulton By Frank Lankford

George R. Fulton by
Frank Lankford, Attorney-in-Fact

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

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

Commission expires _____

_____
Notary Public

* or proved to me on the basis of satisfactory evidence.

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 _____ 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

* or proved to be on the basis of satisfactory evidence.

WARRANTY DEED

FROM
GEORGE R. FULTON, UNMARRIED

TO
MAXIE STEVEN STARKS and wife,
KATHY RUTH STARKS

IDENTIFICATION REFERENCE

6.7.1.4.

SEP 20 1 35 PM '88

PEGGY J. WILSON II REGISTER
DAVIDSON COUNTY, TN

6564 09/20 0101 03CHECK 188.17

I. DYKE TATUM, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Pdblic in and for said County and State, the within named Frank Lankford, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of George R. Fulton, Unmarried, as his Attorney-in-Fact, as the free act and deed of the within named George R. Fulton, Unmarried.

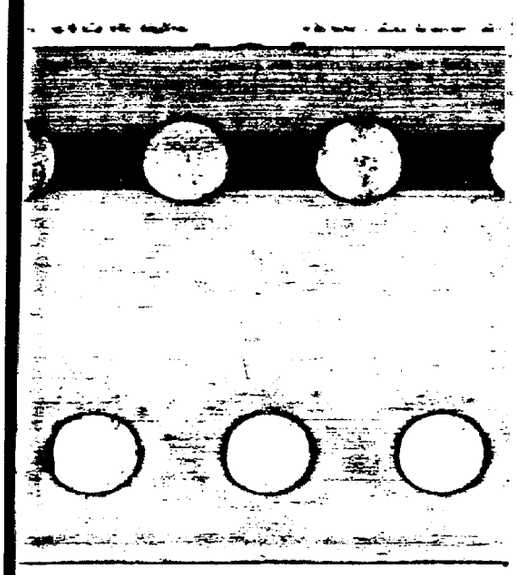
Witness my hand and official seal at Nashville, Tennessee, this 13th day of September, 1988.

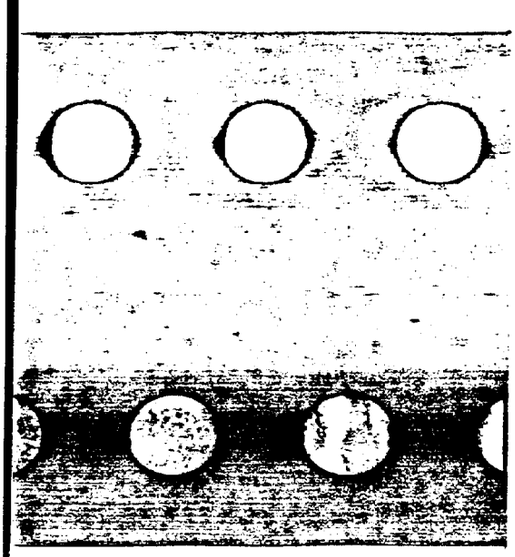
I. DYKE TATUM NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NOTARY PUBLIC I. Dyke Tatum

My Commission Expires:

11/12/89





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 54900.00
CON TX 181.17
PRFEE 1.00
~~MTGFEE 6.00~~
~~TOTAL 188.17~~
CHECK 188.17

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/20/89 01 13:36 0001 6564

6.7.7.1.4.

IDENTIFICATION REFERENCE

SEP 20 1 35 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 250537