BOOK 7956 PAGE 461

WARRANTY DEED

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Kevin H. Haas and wife Susan Oakley Haas 5011 Bonnahill Dr. Hermitage, TN 37076	Fund America Corp. P.O. Box 353 Louisville, KY 40201	74-16-108

3765 10/06 0101 03CHECK 254.50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $75,000.00.

Kevin H. Haas
Affiant

Subscribed and sworn to before me this 6th day of October 1989.

Notary Public

My Commission Expires:
1/21/90

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, DAVID W. CARTWRIGHT and wife, LINDA K. CARTWRIGHT, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto KEVIN H. HAAS and wife, SUSAN OAKLEY HAAS, hereinafter referred to as Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 377 on the Plan of Hermitage Hills, Section 5, as of record in Book 3300, pages 1 and 2, Register's Office for said County.

Said Lot No. 377 fronts 82.5 feet on the southerly margin of Bonnahill Drive and runs back between lines measuring 150.0 feet on the westerly side and 150.8 feet on the easterly side, to a dead line in the rear on which it measures 83.0 feet.

Being the same property conveyed to David W. Cartwright and wife, Linda K. Cartwright by deed from Charles Randall Mungovan, Jr., and wife, Vonda Rene Driver (now known as Vonda Rene Mungovan) of record in Book 7575, page 679, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 3222, page 154, said Register's Office; and the plan of record in Book 3300, pages 1 and 2, said Register's Office, showing a 40 foot minimum building setback line from Bonnahill Drive, a 10 foot easement for public utility and drainage along the rear line, and a 2.5 x 20 foot utility anchor located on the northwesterly and northeasterly corners of said lot.

This conveyance is subject to indebtedness secured by a Deed of Trust executed by David W. Cartwright and wife, Linda K. Cartwright to Steven G. Waters, Trustee, of record in Book 7575, page 682, Register's Office for Davidson County, Tennessee, for the benefit of Republic Mortgage Corporation, said Deed of Trust having been assigned to Southmark Mortgage Corporation of America, a Nevada corporation of record in Book 7581, Page 903, said Register's Office, the balance of which the Grantees herein assume and agree to pay.

This is improved property, known as 5011 Bonnahill Drive, Davidson County, Tennessee

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, successors and assigns forever, and we do covenant with the said Grantees that we are seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as above mentioned, and taxes for the year 1989 which the Grantees herein assume and agree to pay.

AND we, the said Grantors do further covenant and bind ourselves, and our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 6th day of October, 1989.

David W. Cartwright

David W. Cartwright

Linda K. Cartwright

Linda K. Cartwright

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 6th day of Oct, 1989, before me personally appeared DAVID W. CARTWRIGHT and wife, LINDA K. CARTWRIGHT, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and seal, at office in Nashville TN, this 6th day of October, 1989.

Teresa A Smith

Notary Public

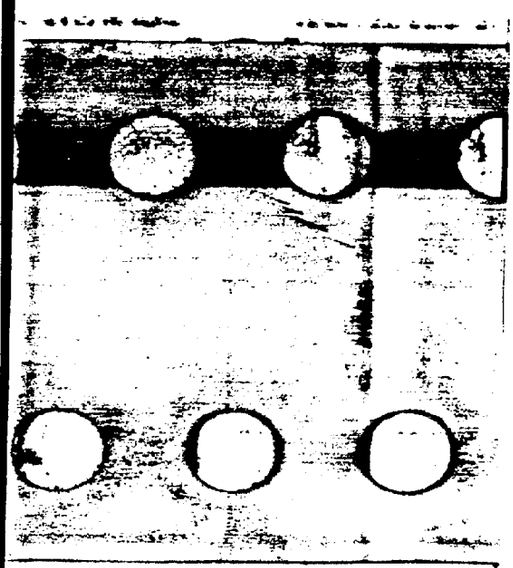
My Commission Expires:
4/24/90

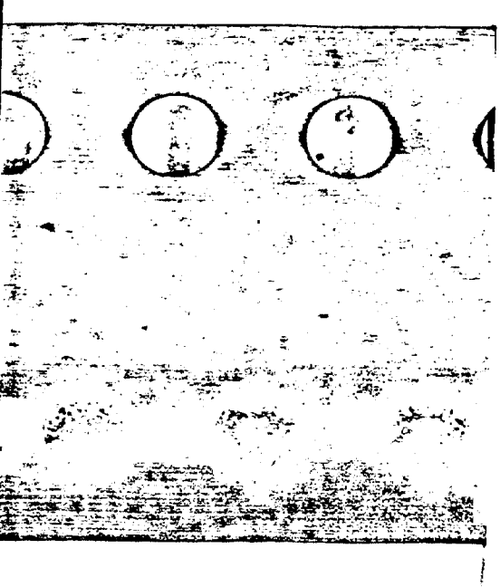
AG/tas/E0995.137

IDENTIF. REFERENCE 72363

OCT 6 2 39 PM '89

FELIX Z. WILSON REGISTER
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	75000.00
CON TX	247.50
PRFEE	1.00
WDEED	6.00
TOTAL	254.50
CHECK	254.50

10/06/89 01 14:41 0001 3765

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

72363

IDENTIF. TREFERENCE

OCT 6 2 39 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 255956