STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater, for this transfer is $ 72,686.03

Subscribed and sworn to before me, this the 17th day of October 19 89

My commission expires: 1/25/93

Affiant

Notary Public

(Affix Seal)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TENNESSEE TITLE & TRUST, INC.
181 East Main Street • Jefferson Building • Suite 8 • Hendersonville, Tennessee 37075

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: MORTGAGEE
Patricia E. Price	CityFed Mortgage Company
2922B Lebanon Road (STREET ADDRESS)	30 Warder Street (STREET ADDRESS)
Nashville, Tennessee 37214 (CITY / STATE / ZIP)	Springfield, OH 45501 (CITY / STATE / ZIP)
MAP & PARCEL NO. 85-14-48	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Nevin H. Downs and wife, Myrtianne P. Downs

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Patricia E. Price and Richlyn L. Jones, both being unmarried with an undivided interest and all rights of surviorship HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot 2B on the Zone Lot Division of Lots 1, 2 & 3 on the ReSubdivision of Lot No. 1 of Bainbridge Cluster Homes, of record in Plat Book 6250, page 411, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to the Grantors by deed recorded in Book 6593 at page 621, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1990 and subsequent years, easements and restrictive covenants of record, and a Deed of Trust for the benefit of CityFed Mortgage Company, which the Grantee(s) herein agree to assume and pay.

75009

IDENTIF. REFERENCE

Oct 19 9 18 AM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

6882 10/19 0101 03CHECK 246.91

THIS IS _____ IMPROVED PROPERTY KNOWN AS 2922B Lebanon Road, Nashville, Tennessee 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular 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 16th day of October 19 89

Nevin H. Downs

Myrtianne P. Downs

State of Tennessee
County of Sumner

BOOK 7963 PAGE 352

On this 16th day of October, 1989, before me personally appeared Nevin H. Downs and wife, Myrtianne P. Downs to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

1/25/93

Notary Public
Doris M. Freeman

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

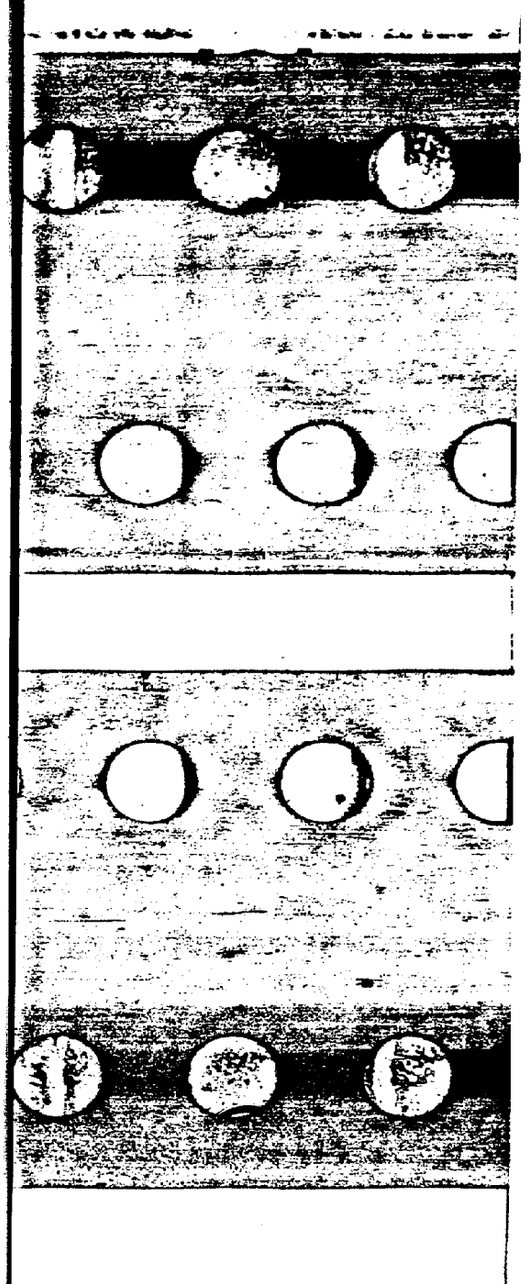
Witness my hand and official seal.
My Commission expires:

_____

Notary Public

WARRANTY DEED

TENNESSEE TITLE & TRUST, Inc.



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

RECEIVED OF _____

FOR _____

BOOK 7963 PAGE 353

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 72686.03
CON TX 239.91
PRFEE 1.00
WDEED 6.00
TOTAL 246.91
CHECK 246.91

10/19/89 01 09:20 0001 6882

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

75009

IDENTIF. REFERENCE

OCT 19 9 18 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 259026