FILE BOX "7" FILE NO. 25327

BOOK 7963 PAGE 598

FORM NO WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $44,350.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th DAY OF OCTOBER 19 89

Notary Public

MY COMMISSION EXPIRES: 11-27-92

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TERRY E. DeSELMS et ux	FLEET FUNDING	133-12-98
(NAME) 1120 Burlingame Court	(NAME) P. O. Drawer F-20	5DU-10276
(STREET ADDRESS OR ROUTE NUMBER) Antioch, TN. 37013	(STREET ADDRESS) Florence, South Carolina 29501	
(CITY) (STATE) (P.O. ZIP)	(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, LEONA BULLARD, a single person,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TERRY E. DeSELMS and wife, JEAN M. DeSELMS,

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. 52 on the Plan of Windsor Park, of record in Book 3600, page 64, Register's Office for said County.

SAID Lot No. 52 fronts 67.6 feet on the easterly margin of Tampa Drive and extends back 200.72 feet on the southerly line and 192.58 feet on the northerly line to a line in the rear on which it measures 68.10 feet.

BEING the same property conveyed to Leona Bullard by decree of 2nd Circuit Court of Davidson County (No. 81 D 2060) and by deed from H. Raymond Ligon, Trustee, of record in Book 4867, page 676, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to GUARANTY MORTGAGE COMPANY, of record in Book 4335, page 993, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. SAID LOAN IS NOW WITH FLEET FUNDING.

430 Tampa Drive, Nashville, Tennessee 37211

This is (unimproved / improved X) property, known as (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 11th day of October, 19 89

Leona Bullard

LEONA BULLARD

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STATE OF TENNESSEE }
Davidson County }

THE UNDERSIGNED

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

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of October, 19 89.

Commission Expires 11-21-92

James L. Davis
Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

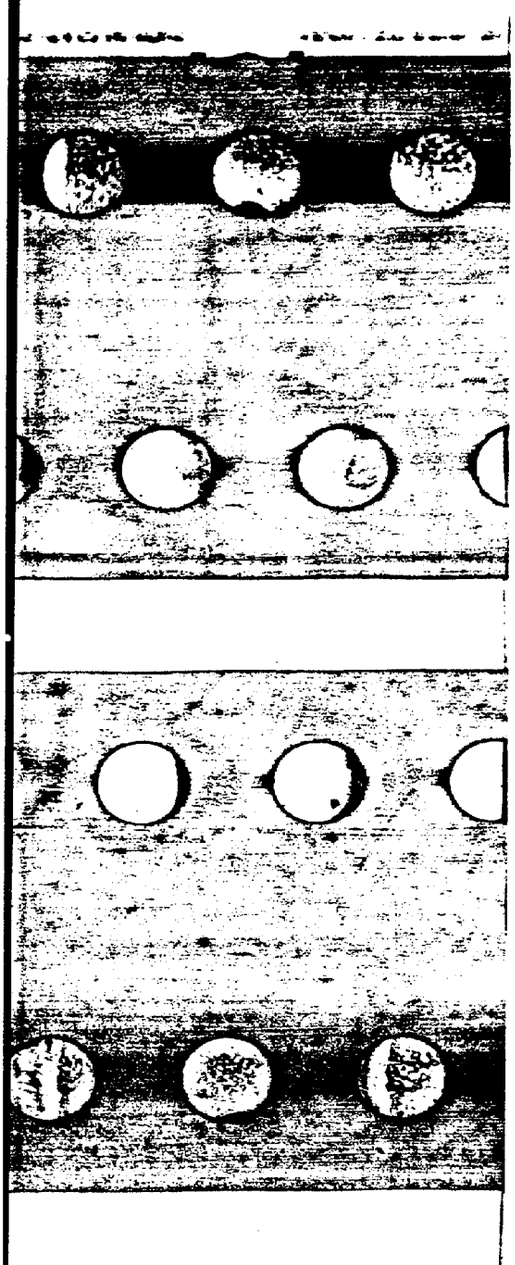
751 3U

IDENTIF. REFERENCE

Oct 19 11 10 AM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

7039 10/19 0101 03CHECK 153.19



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 44350.00
CON TX 146.19
PRFEE 1.00
WDEED 6.00
TOTAL 153.19
CHECK 153.19

10/19/89 01 11:13 0001 7039

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

75130

IDENTIF. REFERENCE

OCT 19 11 10 AM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 259183