FILE BOX 61

FORM NO. WD-1 REV. 10-86

BOOK 7965 PAGE 756

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,936.60

Charles M. Ryan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF October, 1989.

Notary Public

MY COMMISSION EXPIRES: 3-5-94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Walt, Dyer & James Attys., Suite 130, One Burton Hills Blvd., Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
Charles M. Ryan (NAME)	Southern Federal Bank for Savings (NAME)	128-10-18
7929 Stallion Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 4207 (STREET ADDRESS)	
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Gulfport, MS. 39502-4207 (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, Thomas R. Tewell, Jr. and Lynda Carol Tewell Perez, sole heirs-at-law of Thomas Richardson Tewell, Sr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles M. Ryan and wife, Teri Lyn Roark Ryan

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. 50 on the Plan of Stacy Square, Section 2, as of record in Book 4175, page 30, said Register's Office.

Said Lot No. 50 fronts 85.0 feet on the southeasterly side of Stallion Drive and extends back 133.3 feet on the northeasterly line and 134.0 feet on the southwesterly line, to a dead line in the rear on which it measures 71.6 feet thereon.

Being the same property conveyed to Thomas R. Tewell by deed from Ronald D. King and wife, Connie T. King of record in Book 6608, page 522, Register's Office for Davidson County, Tennessee. The said Thomas R. Tewell was also known as Thomas Richardson Tewell, Sr. and is now deceased. His sole heirs-at-law join with each other in this conveyance.

Subject to any and all easements, restrictions, plats and other matters of record.

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 Leader Federal Mortgage Inc., of record in Book 6889, page 775, Register's Office for Davidson County, Tennessee, and also that the account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. It is also 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 indebtedness to Chrysler First Credit Corporation, of record in Book 7391, page 359, Register's Office for Davidson County, Tennessee.

This is unimproved (XX) improved ( ) property, known as 7929 Stallion Drive, (House Number) (Street) Nashville, Tennessee 37221 (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 20th day of October, 19 89

Thomas R. Tewell, Jr.

Lynda Carol Tewell Perez Lynda Carol Tewell Perez

STATE OF Florida
Seminole County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Thomas R. Tewell, Jr.~~ one of the sole heirs-at-law of Thomas Richardson Tewell, Sr.

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Altamonte Springs, Florida this 20th day of October, 1989.

Commission expires NOTARY PUBLIC, STATE OF FLORIDA AT LARGE ~~MY COMMISSION EXPIRES MAY 14, 1993~~ BONDED THRU AGENT'S NOTARY BROKERAGE

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

IDENTIF. REFERENCE 7 5 8 7 3

OCT 23 10 14 AM '89

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
Davidson County

On this _____ day of _____ 19____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19____.

My commission expires: _____

7922 10/23 0101 03CHECK 244.3

Notary Public

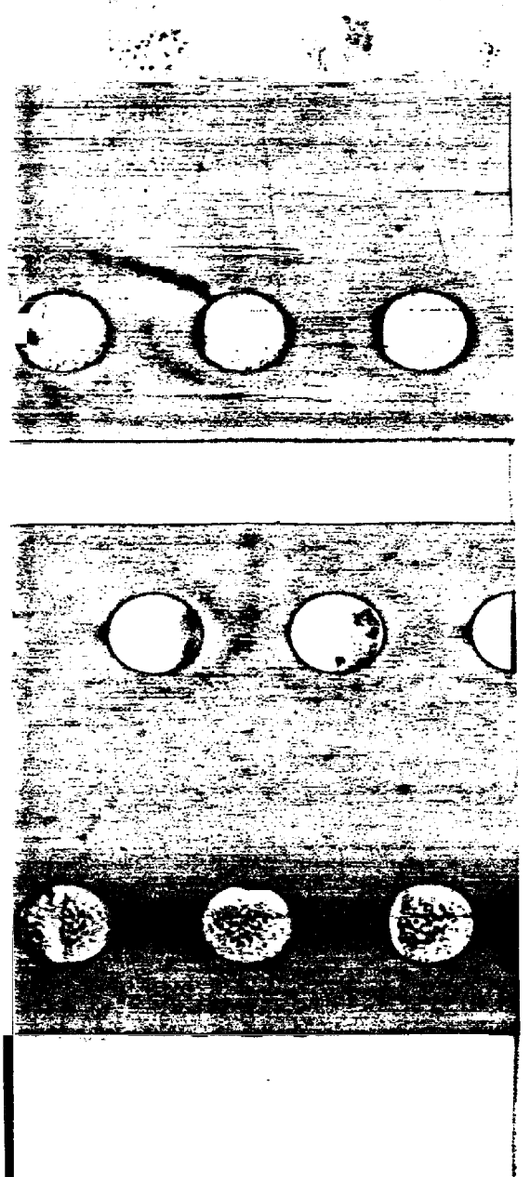
State of Arizona)
County of Maricopa)

On this 18th day of October, 1989, personally appeared before me, the undersigned notary, the within named LYNDA CAROL TEWEL PEREZ, with whom I am personally acquainted, the bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and offical seal at Scottsdale, Arizona this 18th day of October, 1989.

notary public

my commission expires:

My Commission Expires May 25, 1993



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 71936.60
MOR TX 237.27
PRFEE 1.00
TDEED 6.00
ERR CO
TDEED 6.00-
WDEED 6.00
VOID
MOR TX 237.27-
CON TX 237.27
TOTAL 244.27
CHECK 244.27

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

75873

IDENTIF. TREFERENCE

Oct 23 10 14 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

10/23/89 01 10:16 0001 7929

No. 260062