Fee 17

BOOK 7971 PAGE 430

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78432.45

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF October 19 89

Notary Public

MY COMMISSION EXPIRES My Commission Expires SEPT. 25, 1993
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer & Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon C. Maloney (NAME)	Altus Bank (NAME)	MAP 133-16
4812 Blue Springs Drive (ADDRESS)	409 W. Main St., P.O. Box 7006 (ADDRESS)	PARCEL 220
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Dothan, AL 36302 (CITY) (STATE) (ZIP)	5DU10461

FOR AND 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, Charles Clifton Sellers and wife, Teresa Turner Sellers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brandon C. Maloney and wife, Katherine D. Maloney

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. 4 on the Plan of Indian Mound Subdivision, as of record in Book 5800, page 92, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Charles Clifton Sellers and wife, Teresa Turner Sellers by deed from Intercontinental Contruction Co, A Tennessee Corporation of record in Book 6222, page 112, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 5935, page 460 said Register's Office.

This conveyance is subject to any and all existing easements of record.

Grantee(s) herein agree to assume an indebtedness evidenced by a Deed of Trust of record in Book 6938, page 468, Register's Office for Davidson County, Tennessee.

77803 IDENTIF. REFERENCE Oct 31 9 10 AM '89 FELIX Z. WILL... REGISTER DAVIDSON COUNTY TN.

0260 10/31 0101 03CHECK 265.72

unimproved ( )
This is improved (X) property, known as 4812 Blue Springs Drive, Nashville, TN 37211
(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 our hands this 27th day of October 19 89

Charles Clifton Sellers

Teresa Turner Sellers

Charles Clifton Sellers

Teresa Turner Sellers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles Clifton Sellers and wife, Teresa Turner Sellers

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of October 19 89

Commission expires My Commission Expires SEPT. 25, 1993

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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

WARRANTY DEED

FROM

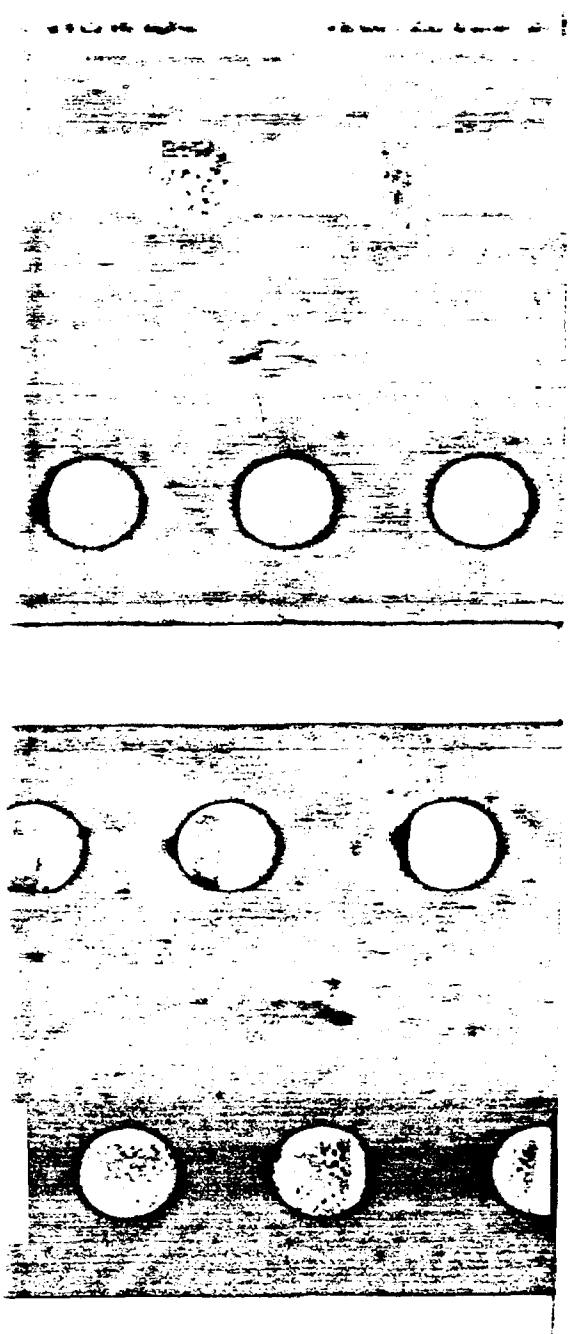
Charles Clifton Sellers and wife, Teresa Turner Sellers

TO

Brandon C. Maloney and wife, Katherine D. Maloney

RETURN TO:

Coomer & Jenkins
Suite 230, 392 Harding Place
Nashville, TN 37211



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

MAMT 78432.45
ERR CO
MAMT 78432.45
CON TX 258.72
VOID
CON TX 258.72
CAMT 78432.45
CON TX 258.72
PRFEE 1.00
MDEED 6.00
TOTAL 265.72
CHECK 265.72

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/31/89 01 09:12 0001 0260

77803

IDENTIF. REFERENCE

OCT 31 9 10 AM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 262355