BOOK 7978 PAGE 97

FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,925.84

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF November, 1989

Notary Public

MY COMMISSION EXPIRES: 5-18-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

25 Century Blvd. - Suite 405, Nashville, TN 37214 111 West College Street, Murfreesboro, TN 37130 719 N. Second Street, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Donald Wynn, II (NAME)	Market Street Mortgage Corp. (NAME)	MAP 128-15-B
413 Post Creek Road (ADDRESS)	P. O. Box 22128 (ADDRESS)	PARCEL 413
Bellevue, TN 37221 (CITY) (STATE) (ZIP)	Tampa, FL 33622-2128 (CITY) (STATE) (ZIP)	9D-80155

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, Ralph E. McDearmon, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Donald Wynn, II, unmarried

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:

Being Unit No. 413 as shown on the Plan of Post House-Bellevue Condominium, Phase I of record in the Master Deed for Post House-Bellevue Condominium, Phase I in Book 6838, page 445; and referred to as Exhibit "C" found at pages 472, 473 and 474 to which plan reference is hereby made for a more complete legal description; all references of record in the Register of Deeds office for Davidson County, Tennessee.

Being the same property conveyed to Ralph E. McDearmon, unmarried, by Deed from Bellevue-Post House, Inc., a Tennessee Corporation, of record in Book 7528, page 95, Register's Office for said County.

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

This conveyance is subject to Restrictive Covenants of record in Book 6838, page 445 and in Book 6838, page 462 Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Ralph E. McDearmon, unmarried to Homeland Mortgage Corporation, dated April 18, 1988, with an approximate unpaid principal balance of $79,150.00, of record in Book 7528, page 98, Register's Office for said County, which the Grantee herein hereby assumes and agrees to pay. The escrow account in connection with said loan is hereby transferred to the Grantee.

unimproved ( )
This is improved (X) property, known as 413 Post Creek Road, Bellevue, TN 37221
(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 3rd day of November, 19 89

Ralph E. McDearmon

Ralph E. McDearmon

BOOK 7978 PAGE 98

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 Ralph E. McDearmon, unmarried

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 Nashville, Tennessee, this 3rd day of November, 1989.

Commission expires 5-8-91

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he / they) 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

1921 11/07 0101 03CHECK 290.47

WARRANTY DEED

FROM
Ralph E. McDearmon, unmarried

TO
William Donald Wynn, II, unmarried

RETURN TO:
CUMBERLAND TITLE COMPANY, INC.
25 Century Boulevard, Suite 405
Nashville, TN 37214

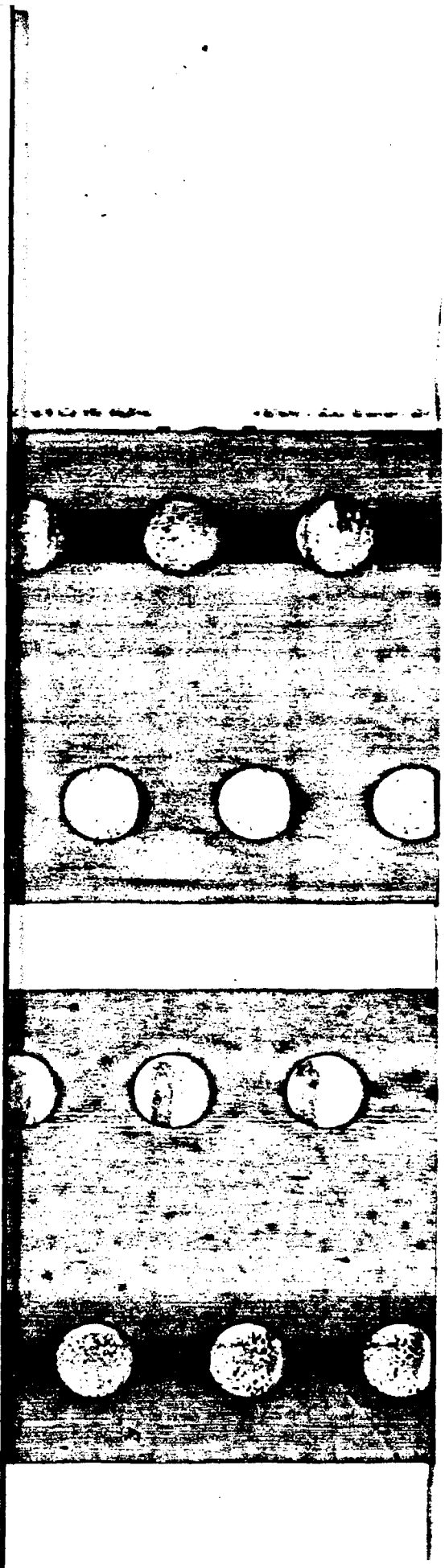
EDWARD SEDDON
ATTORNEY - AT - LAW
25 Century Boulevard, Suite 405
Nashville, TN 37214

79951

IDENTIF. TREFERENCE

NOV 7 9 17 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7978 PAGE 99

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 85825.84
				CON TX 283.47
				PRFEE 1.00
				MDEED 6.00
				TOTAL 290.47
				CHECK 290.47

11/07/89 01 09:17 0001 1921

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79951

DEED REFERENCE

NOV 7 9 17 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 264792