STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

69,258.11

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF November 19 89.

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY

LEON SHARBER, ATTORNEY, 1161 MURFREESBORO ROAD, #505, NASHVILLE, TN 37217

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Malvis Ireland (NAME)	~~Shearson Lehman Mortgage Corp.~~ (NAME)	~~26-6-78~~
101 Asbee Court (STREET ADDRESS OR ROUTE NUMBER)	1201 E. Highland Avenue, Suite D (STREET ADDRESS)	~~GO-20399~~
Goodlettsville, TN 37072 (CITY) (STATE) (P. O. ZIP)	San Bernardino, CA 92404 (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, Ross C. Oldham and Tina M. Bailey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Malvis Ireland and husband, Rex Ireland

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. 130 on the Resubdivision Plat of Windsor Green, Phase I, Section 2, as of record in Book 6050, Page 159, said Register's Office.

Said Lot No. 130 fronts 54.13 feet on the westerly margin of Asbee Court and fronts 57.85 feet on the southerly margin of Windsor Trace, said frontages being joined by a curve having radius of 25.00 feet, and runs back 74.00 feet on the west lot line and runs back 87.00 feet on the south lot line to a point of intersection.

Being the same property conveyed to Ross C. Oldham and Tina M. Bailey by deed of record in Book 7846, page 889, 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 of record in Book 6983, page 398, of the Register's Office for Davidson County, Tennessee, which the grantee herein hereby assumes and agrees to pay. The escrow account in connection with said loan is hereby transferred to the grantee herein.

This conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is unimproved ( ) improved (X) property, known as 101 Asbee Court, Goodlettsville, TN 37072
(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 hand this 17th day of November, 1989

Tina M. Bailey

Tina M. Bailey

Ross C. Oldham

Ross C. Oldham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7988 PAGE 111

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ross C. Oldham and Tina M. Bailey

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17th day of November 19 89

Commission expires 2-27-93

Notary Public

STATE OF TENNESSEE

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) as such _____ and _____ (they), 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

6107 11/20 0101 03CHECK 235.69

WARRANTY DEED

FROM
Ross C. Oldham
Tina M. Bailey

TO
Malvis Ireland

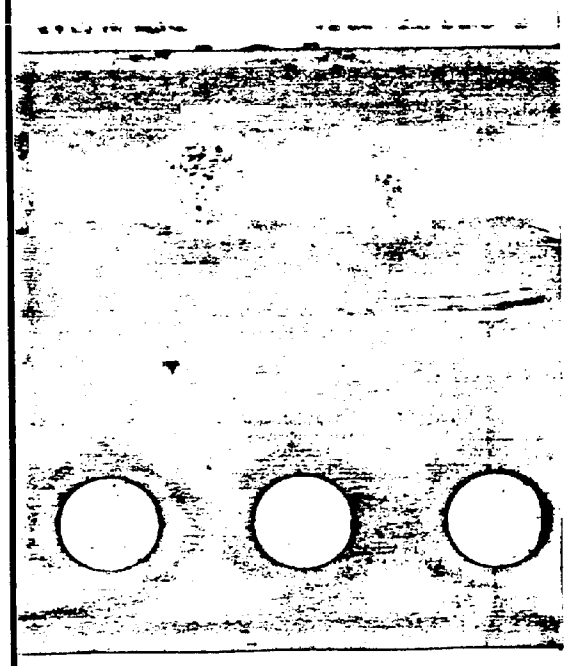
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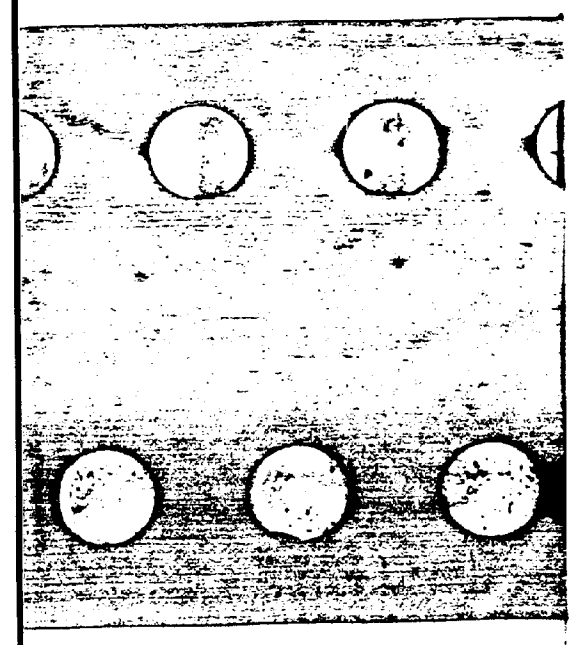
LEON SHARBER, ATTORNEY
1161 MURFREESBORO ROAD, SUITE 505
NASHVILLE, TN 37217

IDENTIF. REFERENCE

Nov 20 3 24 PM '89
FELIX [illegible]
DAVIDSON COUNTY TN.

8 3 5 0 6





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7988 PAGE 112

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 69258.11
CON TX 228.69
PRFEE 1.00
WDEED 6.00
TOTAL 235.69
CHECK 235.69

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/20/89 01 15:22 0001 6107

83509

IDENTIF. TREFERENCE

Nov 20 3 24 PM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 268916