BOOK 8001 PAGE 719

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

60,728.49 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November, 19 89.

Notary Public

MY COMMISSION EXPIRES: 2-27-93

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
Dennis L. Wynne (NAME)	City Federal Savings Bank (NAME)	MAP 74-16
5019 Bonnameade Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 1686 (STREET ADDRESS)	PARCEL 21
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Springfield, Ohio 45501 (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, James A. Anderson and wife, Katherine L. Anderson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dennis L. Wynne

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 Lot No. 463 on the Plan of Hermitage Hills, Section 5, of record in Book 3300, page 1 & 2, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James A. Anderson and wife Katherine L. Anderson, by deed of record in Book 6762, page 742, 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 6762, page 745, 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, building setback lines, and restrictions of record in Book 3222, page 154, said Register's Office.

8 8 U 6 9 IDENTIF. TREFERENCE Dec 8 10 57 AM '89 FELIX Z. ... DAVIDSON COUNTY TN.

3117 12/08 0101 03CHECK 207.31

This is improved (X) unimproved ( ) property, known as 5019 Bonnameade Drive (House Number) (Street) Hermitage, TN 37076 (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 30th day of November, 1989

Katherine L. Anderson

James A. Anderson by Katherine L. Anderson attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Katherine L. Anderson

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th 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 OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of November, 1989, before me personally appeared, to me known or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of James A. Anderson acknowledged that she executed the same as the free act and deed of said James A. Anderson.

My commission expires: 2-27-93

Notary Public

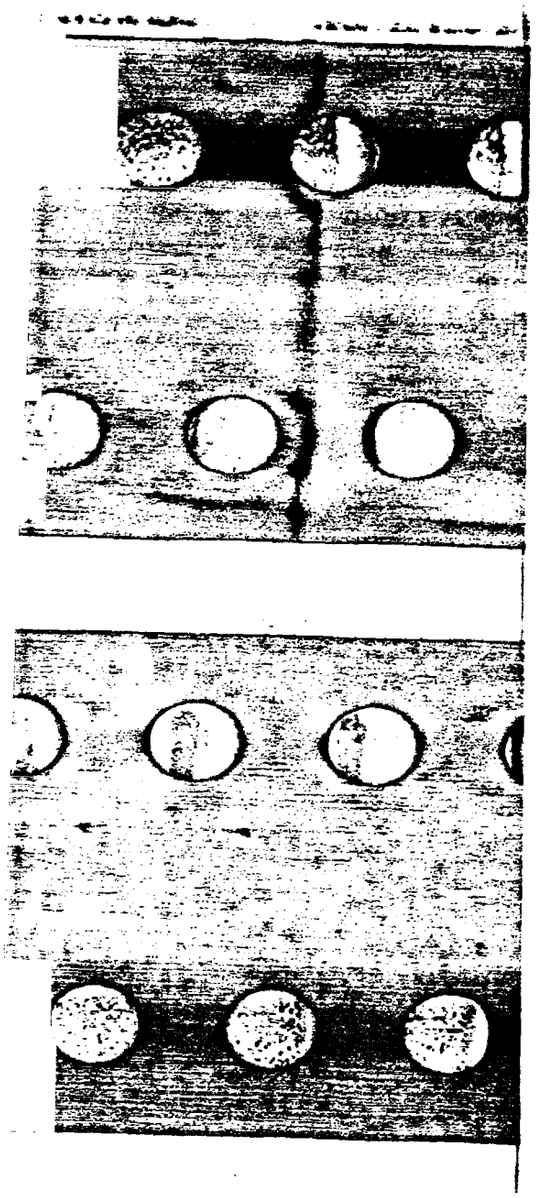
NOTARY PUBLIC AT LARGE STATE OF TENN.

WARRANTY DEED

FROM
James A. Anderson
Katherine L. Anderson

TO
Dennis L. Wynne

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



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	60728.49
CON TX	200.31
PRFEE	1.00
WDEED	6.00
TOTAL	207.31
CHECK	207.31

12/08/89 01 10:55 0001 311

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88069

IDENTIF. REFERENCE

DEC 8 10 57 AM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 274305