BOOK 8030 PAGE 443

STATE OF TENNESSEE
COUNTY OF SUMNER }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,825.73

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF January, 19 90

Notary Public

MY COMMISSION EXPIRES December 29, 1990

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AMERICAN ESCROW COMPANY, 111 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE: SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RONALD D. CHANCE	1ST TENNESSEE BANK, NATIONAL	26-7-148
(NAME) 712 WINDSOR TRACE	(NAME) PO BOX 1000, DEPT. 47	20740
(STREET ADDRESS OR ROUTE NUMBER) GOODLETTSVILLE , TN 37072	(STREET ADDRESS) MEMPHIS, TN 38148	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. 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, THERESA I. OLDHAM, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONALD D. CHANCE AND WIFE, NANCY A. CHANCE, A ONE HALF UNDIVIDED INTEREST, AND TRACI L. CHANCE, UNMARRIED, A ONE HALF UNDIVIDED INTEREST 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. 226 ON THE PLAN OF WINDSOR GREEN, PHASE 2, SECTION 1, OF RECORD IN BOOK 6250, PAGE 989, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 226 FRONTS 174.53 FEET ON THE SOUTHERLY MARGIN OF WINDSOR TRACE AND EXTENDS BACK 183.85 FEET ON THE NORTHWESTERLY LINE TO A DEAD LINE IN THE REAR MEASURING 101.29 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO THERESA I. OLDHAM, UNMARRIED BY DEED OF RECORD IN BOOK 7741, PAGE 975, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS AND EASEMENTS OF RECORD.

AS PART OF THE CONSIDERATION HEREFORE IS THE GRANTEE'S ASSUMPTION OF THE DEED OF TRUST OF RECORD IN BOOK 7252, PAGE 405, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND UNPAID BALANCE OF THE NOTE THEREBY SECURED IN THE ORIGINAL PRINCIPAL AMOUNT OF $71,150.00, NOW PAYABLE TO 1ST TENNESSE BANK, NATIONAL ASSOCIATION, WHICH INDEBTEDNESS RONALD D. CHANCE AND WIFE, NANCY A. CHANCE A ONE HALF UNDIVIDED INTEREST AND, TRACI L. CHANCE, UNMARRIED A ONE HALF UNDIVIDED INTEREST HEREBY ASSUME AND AGREE TO PAY IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SAID NOTE AND DEED OF TRUST.

This is improved X unimproved property, known as 712 WINDSOR TRACE , 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 my hand this 22nd day of January, 19 90

THERESA I. OLDHAM, UNMARRIED: Theresa I. Oldham

STATE OF TENNESSEE
County of SUMNER
Personally appeared before me, THERESA I. OLDHAM, UNMARRIED BOOK 8030 PAGE 444

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of January, 1990

Commission expires December 29, 1990

W. K. GEORGAS, JR. Notary Public

STATE OF TENNESSEE
County of
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 _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this day of 19

Commission expires

Notary Public

257.14 03CHECK 01/23 0101 5238

WARRANTY DEED

FROM
THERESA I. OLDHAM

TO
RONALD D. CHANCE AND WIFE, NANCY A. CHANCE, A ONE HALF UNDIVIDED INTEREST, AND
TRACI L. CHANCE, UNMARRIED, A ONE HALF UNDIVIDED INTEREST

PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
P.O. Box 1733
Hendersonville, TN 37077

98152

IDENTIF. REFERENCE

JAN 23 11 54 AM '90

DAVID JOHNSON



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

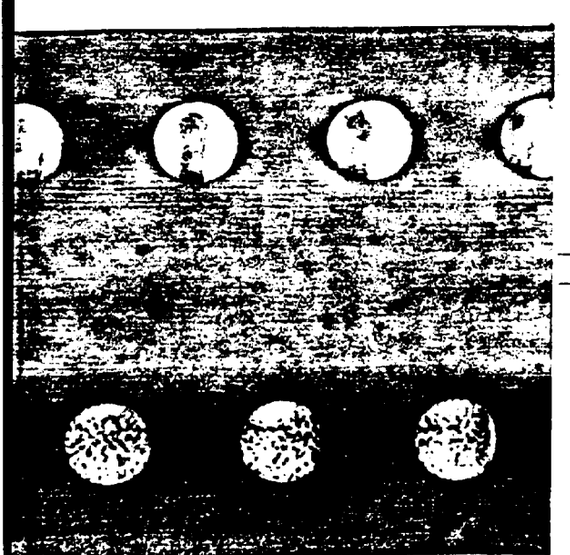
RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT	75825.73
CON TX	250.14
PRFEE	1.00
MTEED	6.00
TOTAL	257.14
CHECK	257.14

01/23/90 01 11:53 0001 5238

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98152

IDENTIF. REFERENCE

JAN 23 11 54 AM '90

DAVIDSON COUNTY TN.

No. 286321