This Instrument Prepared By:
George J. Regg, Jr.
Attorney at Law
1211 Chickasaw Drive
Brentwood, Tennessee 37027
(616) 373-4391

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
James T. & Rosalee S. Neighbours 3708 Tibbs Drive Nashville, TN 37211	First Federal S/L P.O. Box 1090 Tullahoma, TN 37388	Map 133-6 Par 201

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $41,500.00.

George J. Regg
Affiant

Subscribed and sworn to before me this 30th day of January, 1990.

Notary Public

My Commission Expires: 7-23-91

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For and in consideration of the sum of ten dollars, cash in had paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, George J. Regg, Jr. and wife, Patricia L. Regg, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James T. Neighbours, and wife, Rosalee S. Neighbours, hereinafter called 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. 5 on the Plan of Leonard Heights, as of record in Book 2330, page 15, Registers Office for said County.

Said Lot No. 5 fronts 70 feet on the northerly side of Tibbs Drive and extends back between parallel lines, 146 feet to a dead line in the rear.

Being the same real property conveyed to George J. Regg, Jr. and wife, Patricia L. Regg, by deed from Margaret R. Byrd, George J. Regg, Mary R. Hosay and Frances R. Wilson, dated August 24, 1971 and recorded in Book 4533, page 673, Register's Office for Davidson County, Tennessee.

As part of the consideration for this conveyance, James T. Neighbours and wife, Rosalee S. Neighbours have agreed to assume the indebtedness secured by an existing Deed of Trust executed by George J. Regg, Jr. and wife, Patricia L. Regg to Vanessa A. Henry, Trustee of record in Book 6537, page 690, said Register's Office, to secure to First Federal Savings Bank of Tennessee, Tullahoma, Tennessee, the payment of one note dated April 19, 1985 in the original principal amount of $41,500.00.

This is improved property, known as 3708 Tibbs Drive, Nashville, Tennessee 37211.

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 of all genders.

Witness our hands this 30th day of January, 1990.

George J. Regg, Jr.

Patricia L. Regg

RUSH

JAN 30 2 55 PM '90

IDENTIF. REFERENCE

U U 2 3 2

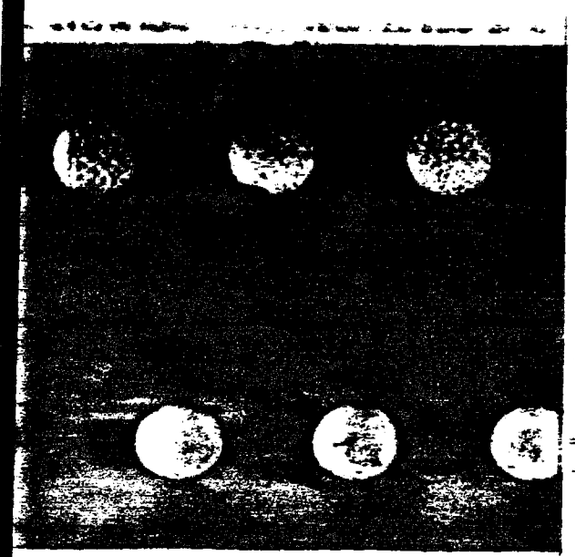
STATE OF TENNESSEE
WILLIAMSON COUNTY

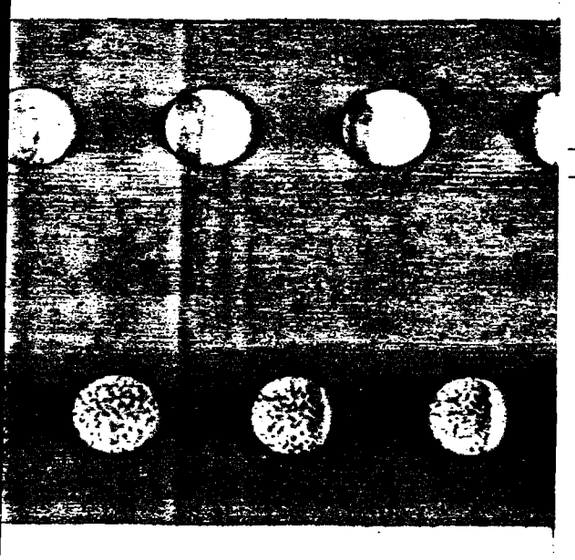
Personally appeared before me PATSY R. DANLEY, a Notary Public in and for said County and State, the within named George J. Regg, Jr. and wife, Patricia L. Regg the bargainers, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee this 30th day of January 1990.

Commission expires 7-23-91

Notary Public

NOTARY PUBLIC QUALIFIED ATTORNEY STATE





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

RECEIVED OF _____

FOR _____

BOOK 8035 PAGE 549

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	41500.00
			CON TX	136.95
			PRFEE	1.00
			WDEED	6.00
			TOTAL	143.95
			CHECK	143.95
01/30/90	01		14:33 0001	7637

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00232

IDENTIF. TREFERENCE

JAN 30 2 36 PM '90

DAVIDSON COUNTY TN.

No. 288693