FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Joyce S. Kahn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF February, 19 90.

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 7-13-91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joyce S. Kahn (NAME)	Southeast Mortgage Company (NAME)	MAP 73-11
2150 Murfreesboro Road (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 026058 (STREET ADDRESS)	PARCEL 78
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	Miami, Florida 33102 (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, Thomas C. Downum and wife, Linda P. Downum,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joyce S. Kahn

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. 111 on the plan of Sunset View, Section 1, Revised, which is of record in Book 2663, pages 27 & 28, Register's Office for said County.

BEING the same property conveyed to Thomas C. Downum and wife, Linda P. Downum, by deed from James A. Nickel and wife, Nancy S. Nickel, of record in Book 5170, page 276, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to: (a) property taxes for 1990 for which Grantee will be responsible; (b) restrictive covenants of record in Book 2492, page 307, Register's Office for said County; and (c) matters set forth on said plan.

As part of the consideration for this conveyance, Grantee assumes and agrees to pay the remainder of the indebtedness evidenced by the note to which reference is made in the deed of trust recorded in Book 5170, page 278, said Register's Office (Loan #311326) according to the terms thereof, and Grantors hereby assign the escrow account in connection therewith.

This is unimproved ( ) improved (XX) property, known as 2326 Cabin Hill Drive, Nashville, Tennessee 37214
(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 s this 6th day of February, 19 90

Thomas C. Downum

Linda P. Downum

STATE OF TENNESSEE
Davidson County

BOOK 8041 PAGE 775

Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Thomas C. Downum and wife, Linda P. Downum

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 6th day of February 19 90

Commission expires 7-13-91

Notary Public

JOHN V. ADAMS NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
Davidson County

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, a corporation, and that (he / they) as such _____ and _____, 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

WARRANTY DEED

FROM
Thomas C. Downum and wife,
Linda P. Downum

TO
Joyce S. Kahn

Prepared By:
John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

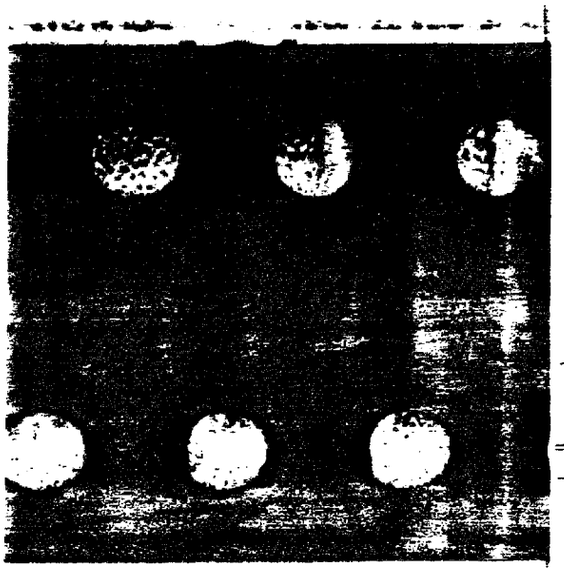
FEB 7 2 05 PM '90

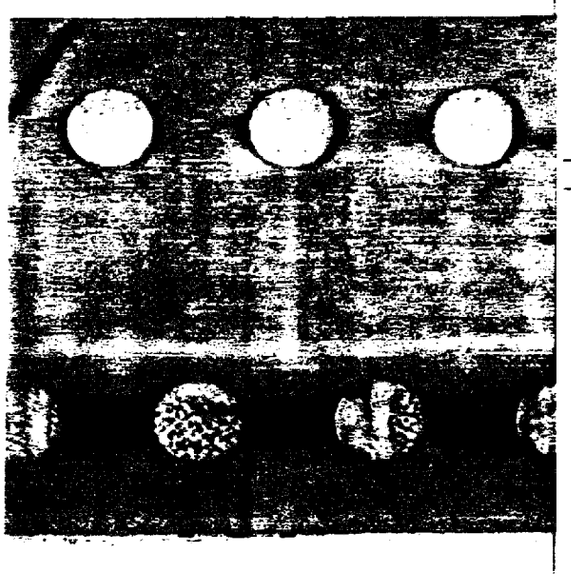
FILED
DAVIDSON COUNTY TN.

IDENTIF. REFERENCE

1134 02/07 0101 CHECK 172.00

02375





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

RECEIVED OF _____

FOR _____

BOOK 8041 PAGE 776

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	50000.00
			CON TX	165.00
			PRFEE	1.00
			WDEED	6.00
			TOTAL	172.00
			CHECK	172.00
02/07/90		01	14:05 0001	1134

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02375

IDENTIF. TREFERENCE

FEB 7 2 05 PM '90

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 291153