THIS INSTRUMENT PREPARED BY (AND RETURN TO): **WILKINS & IVEY, Attorneys**
2405 Crestmoor Road, P.O. Box 150157
Nashville, Tennessee 37215-0157
Dav. Co. File: Box 8: W & I Ref. (jcb) (Title No: 29974)

ADDRESS NEW OWNER:
Mary Clarke
544 Michele Drive
Antioch, TN 37013

MORTGAGEE:
Lomas Mortgage, U.S.A.
P.O. Box 660724
Dallas, TX 75266-0724

MAP-PARCEL NUMBERS
162-11-007
5DU-76964

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Brian J. Hearnsberger, and wife, Marilyn Hearnsberger,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Mary Clarke,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 78 on the plan of Whittemore Valley, Section Three, of record in Book 6250, page 550, Register's Office for said County.

SAID Lot No. 78 fronts 82.50 feet on the northwesterly margin of Michele Drive and extends back 102.00 feet on the southwesterly line and 143.69 feet on the northeasterly line to a dead line in the rear, measuring 92.44 feet thereon.

BEING the same property conveyed to Brian J. Hearnsberger, unmarried, by deed from Bluegrass Homes, Inc., of record in Book 6920, page 273, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 6243, Page 80, said Register's Office, and to the matters set forth in the referenced Plan of record.

It is understood and agreed that part of the consideration for the transfer of the described property is the agreement of the Grantee to assume the unpaid principal balance of a note secured by a first mortgage deed of trust to Sears Mortgage Corporation, of record in Book 6990, Page 266, and assigned in Book 7313, page 958, both in said Register's Office; and that the escrow account held by the mortgagee in connection with said loan is hereby transferred to the said Grantee. The Grantee further hereby assumes the obligation of the Mortgagor under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

This is improved property, known as: 544 Michele Drive, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 19 day of January, 1990.

Brian J. Hearnsberger
Brian J. Hearnsberger

Marilyn Hearnsberger
Marilyn Hearnsberger

State of North Carolina
County of ONSLOW

On this 19 day of January, 1990, before me the undersigned authority, personally appeared Brian J. Hearnsberger and Marilyn Hearnsberger, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: Indefinite

M N Reeneveld
Notary Public ISAT USMC

(affix notarial seal)

W & I: 12/89

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $81321.57

Mary Clarke Shenrod
Affiant

Subscribed and sworn to before me, this the 2nd day of February, 1990.

Notary Public

My Commission Expires: 2/26/92

NOTARY PUBLIC AT LARGE
PERCY WILKINS, JR.
STATE OF TENNESSEE

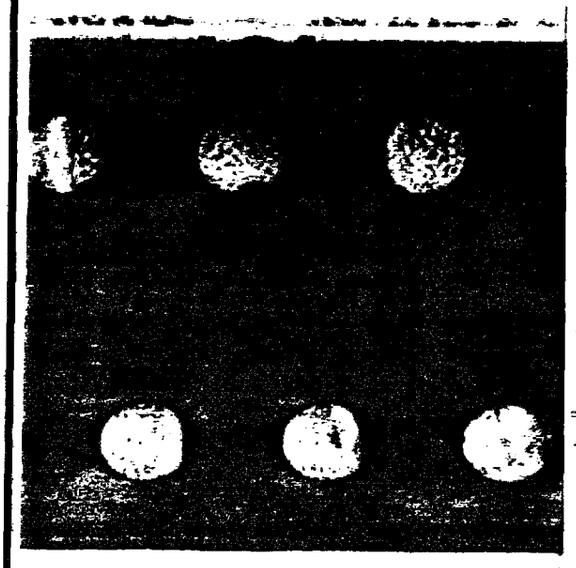
02383

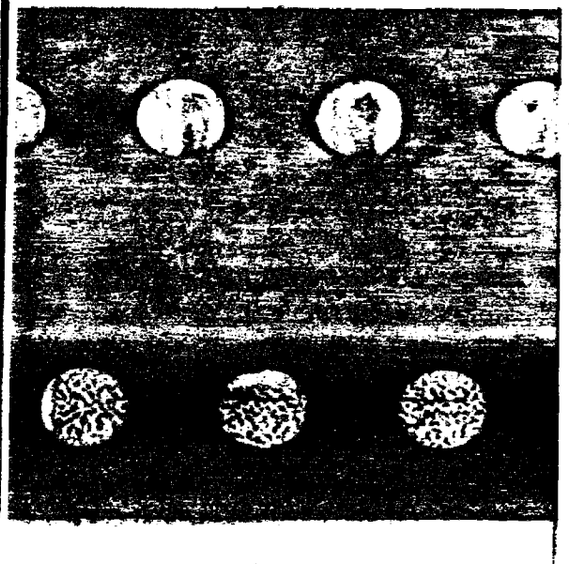
IDENTIF. REFERENCE

FEB 7 2 23 PM '90

DAVIDSON CO. TENN.

1142 02/07 0101 03CHECK 275.29





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

RECEIVED OF _____

FOR _____

BOOK 8041 PAGE 814

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	81321.57
			CON TX	268.29
			PRFEE	1.00
			WDEED	6.00
			TOTAL	275.29
			CHECK	275.29
02/07/90	01		14:23 0001	1142

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02383

IDENTIF. TREFERENCE

FEB 7 2 23 PM '90

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY TN.

No. 291161