STATE OF TENNESSEE
COUNTY OF Davidson The actual consideration or value whichever is greater, for this transfer is $ 66,777.93

Subscribed and sworn to before me, this the 15th day of

February, 19 90

Affiant

My Commission expires: February 2, 1993

Notary Public Kenneth C. Kant

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Mail SUPERIOR TITLE & ESCROW SERVICES, INC.

1198 West Main Street, Hendersonville, Tennessee 37075

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Lurton Lipscomb, Sr.	America's Mortgage Company
137 Southridge Drive (STREET ADDRESS)	P.O. Box 6548 (STREET ADDRESS)
Nashville, TN 37207 (CITY / STATE / ZIP)	Springfield, IL 62708 (CITY / STATE / ZIP)

MAP & PARCEL NO: 050-02-0 019.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Douglas J. Barnes and J. Nadine Barnes, husband and wife,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Lurton Lipscomb, Sr.

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot No. 19 on the plan of Willow Creek, Section 1 as of record in Book 5200 at page 629, Register's Office for Davidson County, Tennessee, to which reference is here is hereby made for a more complete description.

Being the same property conveyed to Douglas J. Barnes by quitclaim deed of record in Book 6704 at page 166, Register's Office for said County.

J. Nadine Barnes, spouse of Douglas J. Barnes, joins in this conveyance to convey any and all right, title and interest she may have in subject property as a result of marriage.

This conveyance is made subject to taxes for the year 1990 and subsequent years, any and all easements, restrictions and conditions of record.

The GRANTEE herein hereby agrees to paid and assume the unpaid principal balance of a note executed by Michael Board and wife, Linda Board for the benefit of Capitol Mortgage Corp. evidence by a deed of trust of even date recorded in Book 6467 at page 92, said Register's Office.

THIS IS _____ IMPROVED PROPERTY KNOWN AS 3724-3726 Willow Creek Court, Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness _____ hand _____ this 15th day of February, 19 90

Douglas J. Barnes

J. Nadine Barnes

State of Tennessee
County of Davidson

BOOK 8047 PAGE 925

On this 15th day of February, 19 90, before me personally appeared Douglas J. Barnes and J. Nadine Barnes, husband and wife, to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

February 2, 1993

Notary Public
Kenneth C. Kant

NOTARY PUBLIC AT

State of Tennessee
County of Davidson

On this 15th day of February, 19 90, before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

February 2, 1993

Notary Public
Kenneth C. Kant

File #: 9-0298

WARRANTY DEED

SUPERIOR TITLE
&
Escrow Services, Inc.

1198 WEST MAIN STREET
HENDERSONVILLE, TN 37075
(615) 822-9232

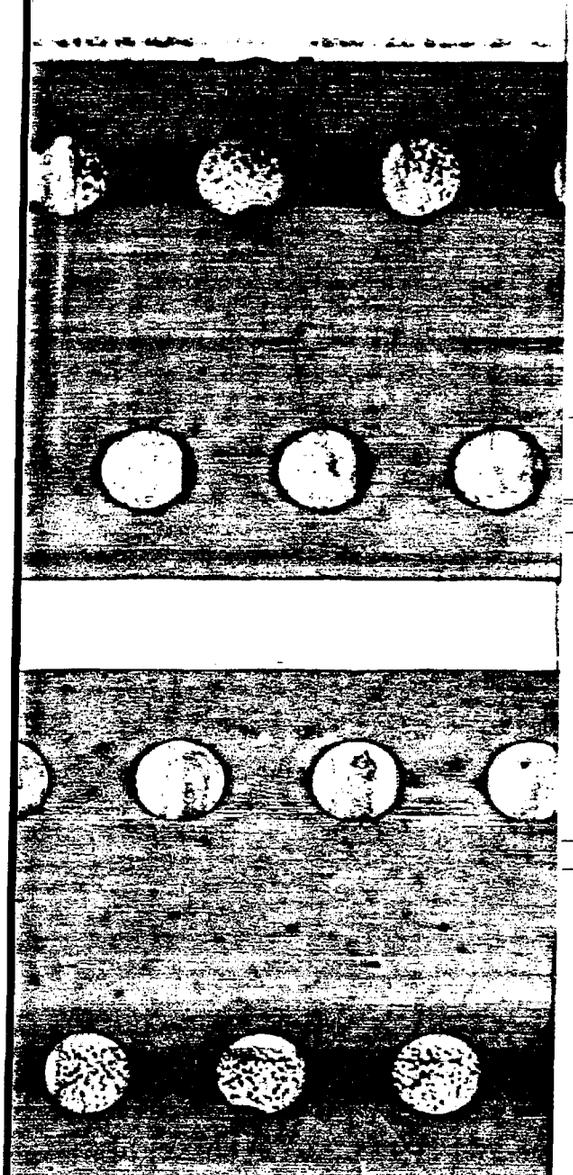
04645

IDENTIF. REFERENCE

FEB 20 8 34 AM '90

FELIX DAVIDSON CO. REG.

3825 02/20 0101 03CHECK 227.44



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

RECEIVED OF _____

FOR _____

BOOK 8047 PAGE 926

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 66777.93
				CON TX 220.44
				PRFEE 1.00
				WDEED 6.00
				TOTAL 227.44
				CHECK 227.44
02/20/90	01			08:33 0001 3825

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

Q14645

IDENTIF. REFERENCE

FEB 20 8 34 AM '90

FELIX Z. ...
DAVIDSON COUNTY TN.

No. 293813