BOOK 8053 PAGE 141

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 77,396.18

Subscribed and sworn to before me, this the 21 day of February, 90

Affiant

My commission expires: (Affix Seal)

Notary Public

BRENT A. CAMPBELL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 27, 1993

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc. 0B14529
Suite 100, Bristol Building, 7003 Chadwick Drive, Brentwood, TN 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Dee L. Patton	Chemical Mortgage Company
1427 Lewis Road (STREET ADDRESS)	101 East Town Street (STREET ADDRESS)
Madison, TN 37115 (CITY STATE ZIP)	Columbus, OH 43215 (CITY STATE ZIP)
MAP & PARCEL NO 51-10-D 107	

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, Ronald W. Earls and wife, Vicki W. Earls

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Dee L. Patton, unmarried

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 Unit Number 107 of Oakland Trace, Sec II, a horizontal property regime established by Master Deed of record in Book 7111 at page 295 and amended in Book 7302, page 648, the Plat of which is of record in Plat Book 6200 at page 558, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Ronald W. Earls, unmarried by Deed of record in Book 7201 page 19, Register's office for said County.

This conveyance is subject to taxes for the year 1990 and subsequent years, easements and restrictive covenants of record and a certain mortgage to Chemical Mortgage Company, recorded in Book 7201, page 25, (as originally recorded to Atlantic Coast Mortgage Company in Book 7201, page 22) of the Mortgage Records of Davidson, County, Tennessee, the unpaid balance of which the Grantees hereby jointly and severally assume and agree to pay as part of the consideration herein; the Grantees also jointly and severally hereby assume the obligations of Chemical Mortgage Company 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.

6187 02/27 0101 03CHECK 262.42

THIS IS _____ IMPROVED PROPERTY KNOWN AS 1427 Lewis Road, Madison, TN 37115

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 singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 21 day of February, 19 90

Ronald W. Earls

Vicki W. Earls

Ronald W. Earls

Vicki W. Earls

State of Tennessee
County of Williamson

On this 21 day of February, 19 90, before me personally appeared Ronald W. Earls & Vicki W. Earls 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.

NOTARY PUBLIC AT LARGE TENNESSEE

Witness my hand and official seal.
My Commission expires:

Notary Public

My Commission Expires Nov. 27, 1993

State of Tennessee
County of

On this 21 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 free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.

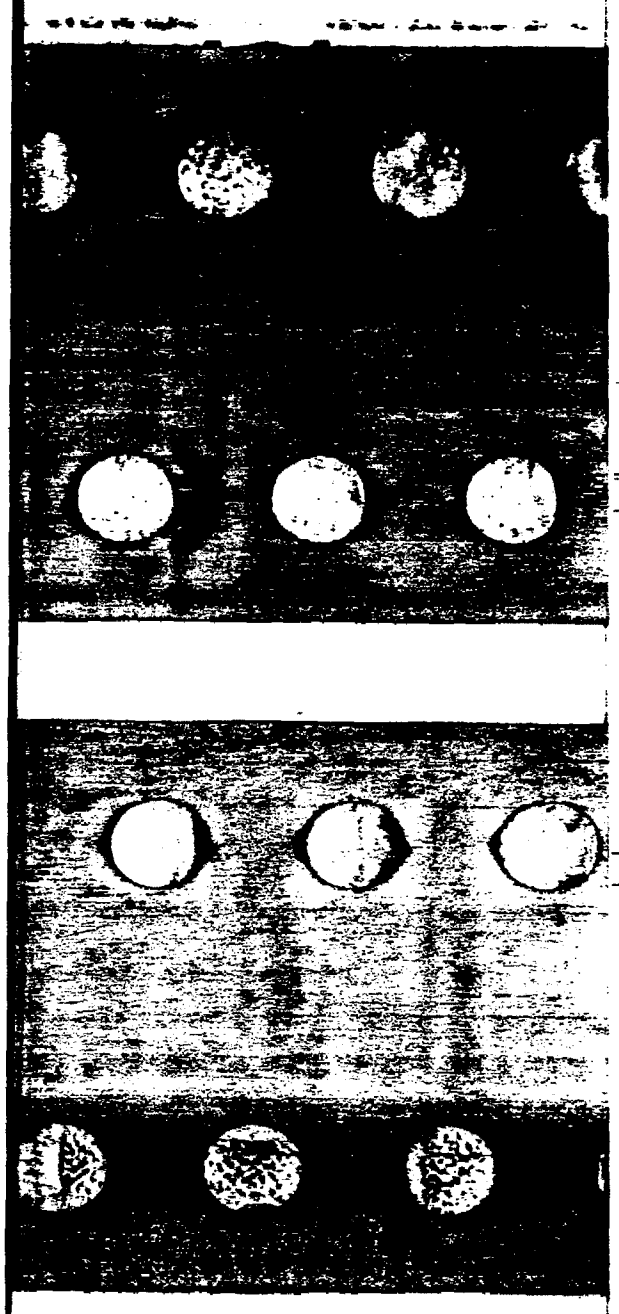
SUITE 100
BRISTOL BUILDING
7003 CHADWICK DRIVE
BRENTWOOD, TN 37027

06676

IDENTIF. TREFERENCE

FEB 27 1 55 PM '90

DAVIDSON COUNTY TN.



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	77396.18
CON TX	255.42
PRFEE	1.00
WDEED	6.00
TOTAL	262.42
CHECK	262.42

02/27/90 01 13:51 0001 6187

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 6 6 7 6

IDENTIF. REFERENCE

Feb 27 1 55 PM '90

DAVIDSON COUNTY TN.

No. 296147