Box 2.

BOOK 8055 PAGE 14

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,300.00

Neil J. Marquar
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF February, 19 90

Notary Public

MY COMMISSION EXPIRES: 9/25/93

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney
Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203

ADDRESS NEW OWNER (S) AS FOLLOWS	Mortgagee:	MAP-PARCEL NUMBERS
Neil J. Marquar (NAME)	COUNTRYWIDE FUNDING CORPORATION (NAME)	147-1-55
650 Harding Place (STREET ADDRESS OR ROUTE NUMBER)	155 N. Lake Ave., P.O. Box 7137 (STREET ADDRESS)	06DU-18510
Nashville, TN 37211 (CITY) (STATE) (P.O.ZIP)	Pasadena, CA 91109 (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, Steven R. Bearden and wife, Christine C. Bearden

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Neil J. Marquar and wife, Beverly A. Marquar

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. 474, on the Plan of Section Six, Caldwell Hall, of record in Book 2900, page 148, Register's Office for Davidson County, Tennessee.

SAID Lot No. 474 fronts 80.0 feet on the northerly margin of Harding Place and extends back 171.4 feet on the easterly line and 177.8 feet on the westerly line to a dead line in the rear, measuring 80.25 feet thereon.

BEING the same property conveyed to Steven R. Bearden and wife, Christine C. Bearden, by Quitclaim deed from Randolph A. Veazey, Trustee, of record in Book 6838, page 816, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 3221, page 6, as amended in Book 3251, page 543, said Register's Office, and to the matters set forth in the above referenced plan of record.

07267

IDENTIF. REFERENCE

MAR 1 10 43 AM '90

DAVIDSON COUNTY TN.

8320 03/01 0101 03CHECK 285.19

This is improved (XX) unimproved ( ) property, know as 650 Harding Place, Nashville, TN 37211
(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 convenant 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 their hand s this 28th day of February, 19 90

Steven R. Bearden

Christine C. Bearden

BOX 20

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven R. Bearden and wife, Christine C. Bearden

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 28th day of February, 90

Commission expires 09/25/93

* or proved to me on the basis of satisfactory evidence.

I. DYKE TATUM Notary Public

I. DYKE TATUM 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 _____

* or proved to be on the basis of satisfactory evidence.

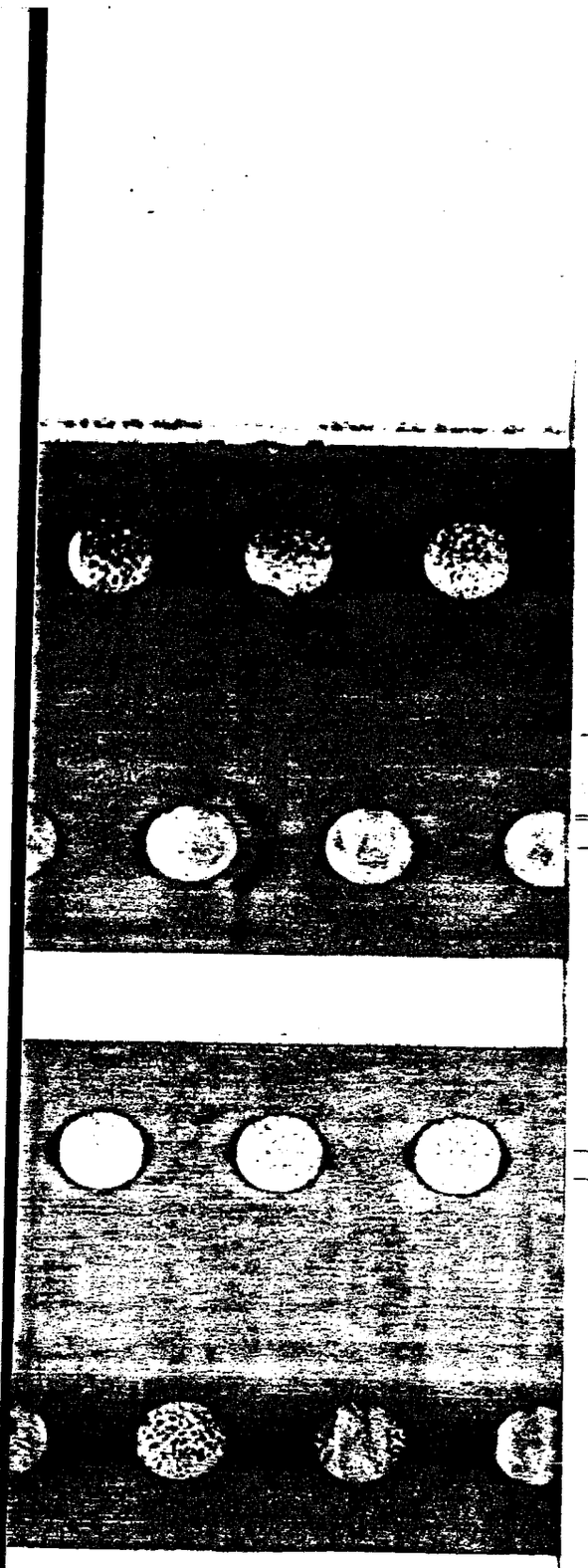
_____
Notary Public

WARRANTY DEED

FROM
Steven R. Bearden and wife,
Christine C. Bearden

TO
Neil J. Marquar and wife,
Beverly A. Marquar

I. DYKE TATUM, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203



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 84300.00
CON TX 278.19
PRFEE 1.00
MREED 6.00
TOTAL 285.19
CHECK 285.19

03/01/90 01 10:42 0001 8320

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07267

IDENTIF. TREFERENCE

MAR 1 10 43 AM '90

FELIX Z. WILSON II
DAVIDSON COUNTY TN.

No. 296838