This instrument prepared by Escrow Corporation of Nashville, 841 Wren Road, P.O. Box 976, Goodlettsville, TN 37072.

WARRANTY DEED

BOOK 8092 PAGE 427

THIS INSTRUMENT PREPARED BY

ESCROW CORPORATION OF NASHVILLE
841 WREN ROAD
P.O. BOX 976
GOODLETTSVILLE, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 34,235.21

Affiant

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

Notary Public

MY COMMISSION EXPIRES: September 11, 1990

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
DANIEL WAYNE KELSEY (NAME)	LOMAS MORTGAGE USA (NAME)	72-12
128 Piedmont Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 660724 (STREET ADDRESS)	51
Nashville, Tn. 37216 (CITY) (STATE) (P.O. ZIP)	Dallas, Texas 75266-0724 (CITY) (STATE) (ZIP)	15DZ 55945

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, ROGER D. KELSEY and wife, CAROLYN KELSEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DANIEL WAYNE KELSEY, unmarried,

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:

Being Lot No. 124 on the Map showing the Subdivision of the Waters Place, as of record in Book 332, pages 136 & 136, Register's Office for Davidson County, Tennessee.

Said Lot No. 124 fronts 50 feet on the southerly side of Piedmont Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Roger D. Kelsey and wife, Carolyn Kelsey, by deed from Gundolf Kuschmierz and wife, Rhonda K. Kuschmierz, of record in Book 6574, page 173, Register's Office for Davidson County, Tennessee.

Grantee assumes the obligation to pay the remaining balance of a note to Lomas Mortgage USA, secured by a deed of trust of record in Book 6152, page 31, and rerecorded in Book 6176, page 222, said Register's Office.

unimproved ( )
This is improved (X) property, known as 128 Piedmont Avenue, Nashville, Tennessee 37216
(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 19th day of April, 19 90

ROGER D. KELSEY

CAROLYN KELSEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roger D. Kelsey and Carolyn Kelsey

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 Goodlettsville, Tennessee, this 19th day of April, 19 90.

Commission Expires September 11, 1990 _____, Notary Public.

STATE OF _____

_____ 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 purpose 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 _____, Tennessee. on this the _____ day of _____, 19____

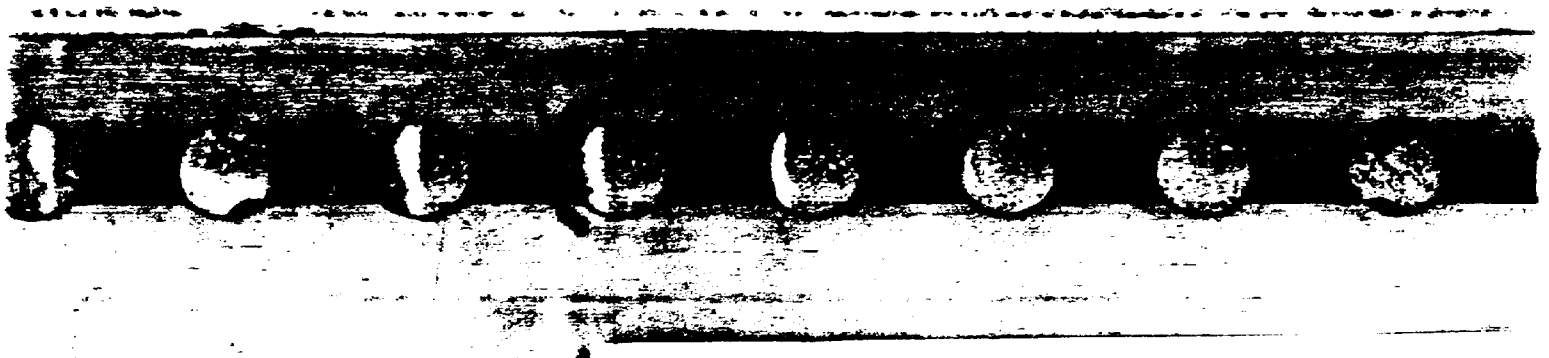
My commission expires _____ _____ Notary Public

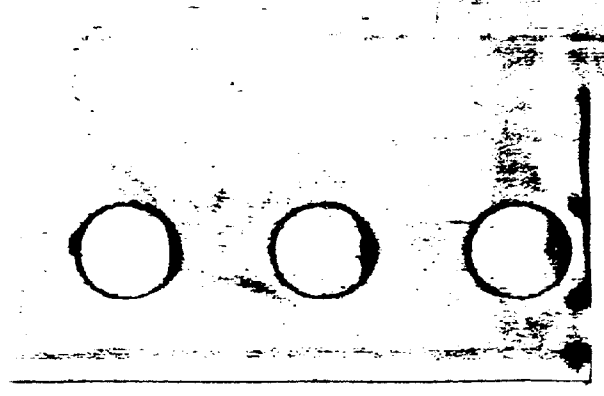
2U368

IDENTIF. REFERENCE

APR 20 10 20 AM '90

2981 04/20 0101 03CHECK 119.86





OFFICIAL RECEIPT

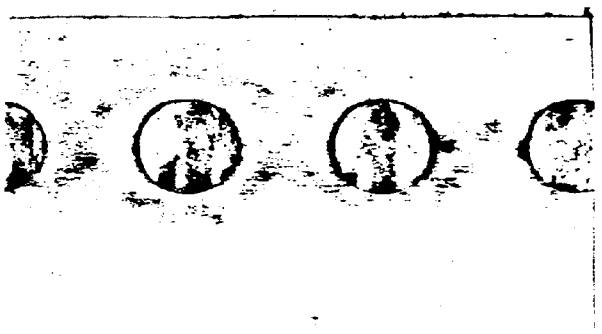
FELIX Z. WILSON, II

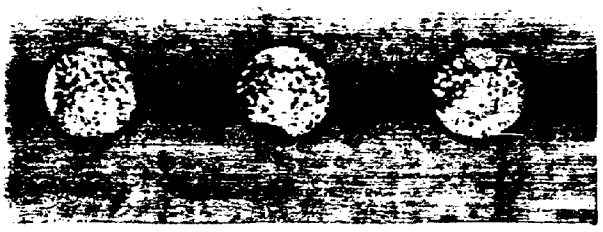
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8092 PAGE 429





CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	34235.21
			MOR TX	112.86
			ERR	CO
			MOR TX	112.86-
			CON TX	112.86
			PRFEE	1.00
			WDEED	6.00
			TOTAL	119.86
			CHECK	119.86
04/20/90	01	10:26	0001	2981

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 U 3 6 6

IDENTIF. REFERENCE

APR 20 10 28 AM '90

DAVIDSON COUNTY

No. 312067