STATE OF TENNESSEE
COUNTY OF Davidson The actual consideration or value whichever is greater, for this transfer is $ 74,967.70

Subscribed and sworn to before me, this the 30th day of

April, 1990

My Commission expires: February 2, 1993

Affiant

Notary Public Kenneth C. Kant

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

SUPERIOR TITLE & ESCROW SERVICES, INC.

1198 West Main Street, Hendersonville, Tennessee 37075

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
James D. Seger	SouthTrust Mortgage
941 Wemberton Drive (STREET ADDRESS)	P.O. Box 7344-A (STREET ADDRESS)
Nashville, TN 37214 (CITY STATE ZIP)	Birmingham, Alabama 35253 (CITY STATE ZIP)

MAP & PARCEL NO: 108-04-0 059.00

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, Wanda P. Raines, unmarried, and Cynthia C. Skelley, unmarried

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO James D. Seger, a single person

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. 140 on the plan of Section Two, Resubdivision of Lots 70-90, 92-97, 138-145, 179-181, 192, 203-206 and 238-240, Larchwood as of record in Book 5200 at page 207 & 208, as amended in Book 5638 at page 483, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Wanda P. Raines, unmarried and Cynthia C. Skelley, unmarried by deed of record in Book 7830 at page 212, said Register's Office.

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(S) herein hereby agree to assume and pay the outstanding indebtedness of one promissory note executed by GRANTOR(S) and evidenced by a Deed of Trust executed for the benefit of Investors Federal Savings Bank, and recorded in Book 7830 at page 215, said Register's Office.

THIS IS _____ IMPROVED PROPERTY KNOWN AS 941 Wemberton Drive, Nashville, TN 37214

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 30th day of April, 19 90

Wanda P. Raines

Wanda P. Raines

Cynthia C. Skelley

Cynthia C. Skelley

State of Tennessee
County of Davidson

On this 30th day of April, 1990, before me personally appeared Wanda P. Raines, unmarried, and Cynthia C. Skelley, unmarried 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

State of Tennessee
County of _____

On this _____ day of _____, 19____, 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

File #: 90-0363

2 3 3 7 6

IDENTIFICATION REFERENCE

MAY 2 10 56 AM '90

DAVIDSON COUNTY, TN

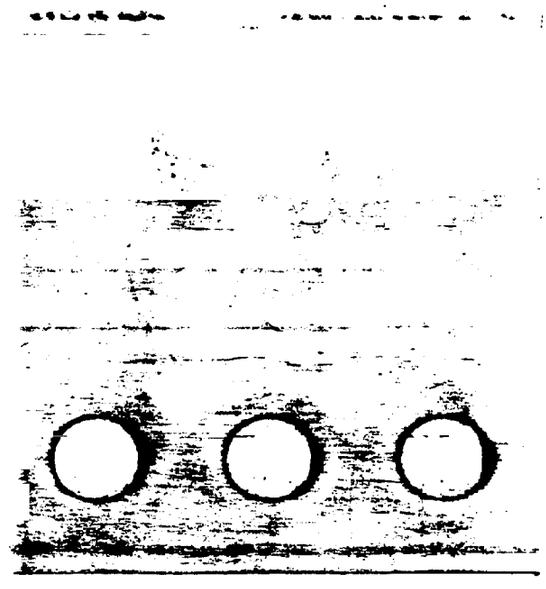
WARRANTY DEED

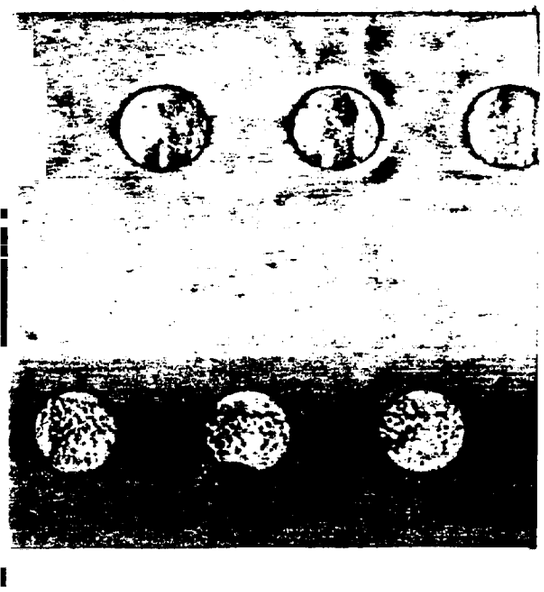
SUPERIOR TITLE
&
Escrow Services, Inc.

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

Mail

3092 05/02 0101 03CHECK 252.85





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

RECEIVED OF _____

FOR _____

BOOK 8100 PAGE 763

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 74462.70
CON TX 245.85
PRFEE 1.00
MDEED 6.00
TOTAL 252.85
CHECK 252.85

05/02/90 01 10:56 0001 8092

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

23376

IDENTIFICATION REFERENCE

MAY 2 10 56 AM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 315587