Bat

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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,122.38

x Brian F. Desmarais
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 19 90

Notary Public

MY COMMISSION EXPIRES: October 9, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Gary B. Fisher, Attorney, 2711 Murfreesboro Rd., Suite 105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Brian F. Desmarais (NAME)	Union Planters -- Mortgage Servicing (NAME)	150-07-0
3308 Towne Village Road (STREET ADDRESS OR ROUTE NUMBER)	67 Madison Avenue - 3rd Floor (STREET ADDRESS)	423
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38173-0137 (CITY) (STATE) (ZIP)	02DX 05052

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, Kenneth M. Riche and wife, Cheryl A. Riche

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian F. Desmarais and wife, Karen T. Desmarais

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. 554 on the Plan of Towne Village of The Country, Section 4-B, of record in Plat Book 6250, Page 496, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Kenneth M. Riche and wife, Cheryl A. Riche by deed of record in Book 6772, Page 34, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to Commerce Union Bank of record in Book 6772, Page 37, and assigned to Union Planters -- Mortgage Servicing said Register's Office with a present unpaid balance of approximately $75,822.38, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

unimproved (XX)
This is improved ( ) property, known as 3308 Towne Village Road, Antioch, TN 37013
(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 hands this 30th day of April, 19 90

Kenneth M. Riche Kenneth M. Riche Cheryl A. Riche Cheryl A. Riche

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 Kenneth M. Riche and wife, Cheryl A. Riche

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 30th day of April, 19 90.

Lori Stephens
Notary Public

Commission Expires October 9, 1991

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____
Notary Public

Commission Expires _____

WARRANTY DEED

FROM

Kenneth M. Riche and wife, Cheryl A. Riche

TO

Brian F. Desmarais and wife, Karen T. Desmarais

2414U

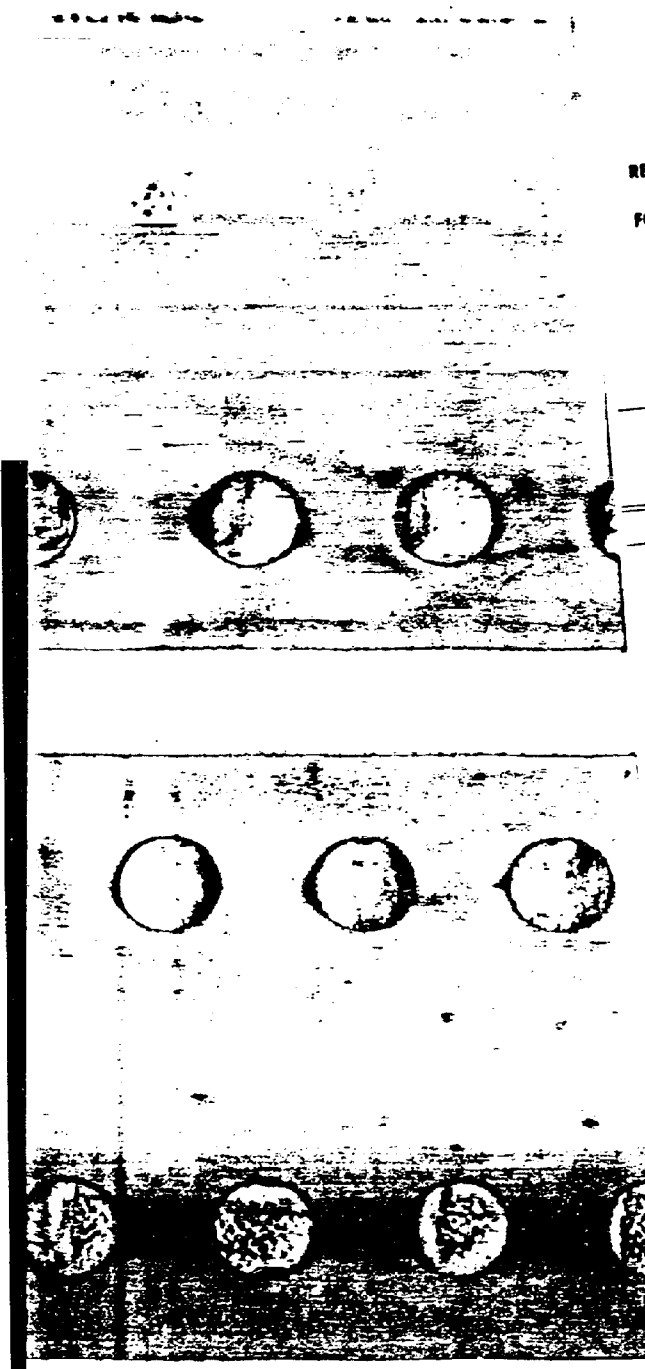
IDENTIFICATION REFERENCE

MAY 4 11 10 AM '90

DAVIDSON COUNTY, TN

9996 05/04 0101 03CHECK 284.53

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697



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

RECEIVED OF _____

FOR _____

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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	84122.38
			CON TX	277.53
			PRFEE	1.00
			WDEED	6.00
			TOTAL	284.53
			CHECK	284.53

05/04/90 01 11:41 0001 899

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2.4.1.4 U.

IDENTIFICATION REFERENCE

MAY 4 11 48 AM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 3164