BOOK 8110 PAGE 416

FORM NO. WM-1-10

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,834.75

Virginia O'Banion
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF May 1990.

Notary Public

MY COMMISSION EXPIRES 3-2-94

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY PATRICIA SPICER CARDEN, ATTORNEY
101 Westpark Drive, Suite Brentwood, TN 37027

PREPARED BY INFORMATION FROM THE PARTIES

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO /and Mortgagee is:	MAP-PARCEL NUMBERS
Virginia O'Banion (NAME)	Standard Federal Savings Bank (NAME)	150-07-0-
477 Rural Hill Road (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 9481 (STREET ADDRESS)	024.00
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	Gaithersburg, Maryland 20898 (CITY) (STATE) (ZIP)	02D 70431

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, Astrid Shumate, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Virginia O'Banion

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. 60 on the Plan of Towne Village of the Country, Section 1, of record in Book 5200, page 55 and 56, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Astrid Shumate by deed from Anthony Calvin Wilbourn and wife, Claudia K. Wilbourn of record in Book 7068, page 6, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the matters set forth in the above-referenced Plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 6789, page 302, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee.

26648

IDENTIFICATION MAY 16 2 20 PM '90 FILED

This is unimproved ( ) improved (X) property, known as 3181 Stoneybrook Circle (House Number) (Street) (P. O. Address) Antioch, TN (City or Town) 37013 (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 my hand this 15th day of May, 19 90

Astrid Shumate

Astrid Shumate

INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

County of Williamson

Personally appeared before me, the undersigned, a Notary Public of said county, Astrid Shumate, unmarried

the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 15th day of May 19 90

Ellen Blewett Holloway
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires:
3-26-94

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ of 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 President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

WITNESS my hand and seal, at office in _____,
this _____ day of _____, 19____.

_____
NOTARY PUBLIC

My commission expires:

_____

WARRANTY DEED

FROM

Astrid Shumate, unmarried

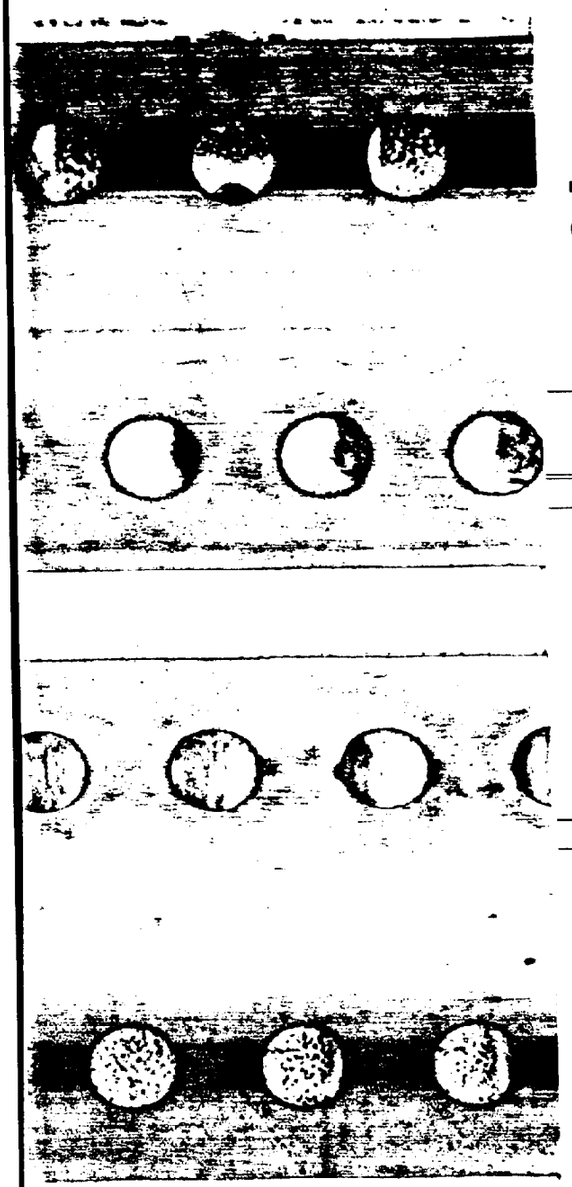
TO

Virginia O'Banion

240.64-

CHECK 0101 05/16 2105

PATRICIA SPICER CARDEN
Attorney At Law
101 Westpark Drive Suite 220
Brentwood, Tennessee 37027



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

RECEIVED OF _____

FOR _____

BOOK 8110 PAGE 418

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 70834.75
				CON TX 233.64
				PRFEE 1.00
				MDEED 6.00
				TOTAL 240.64
				CHECK 240.64
05/16/90	01			14:22 0001 2105

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26648

IDENTIFICATION REFERENCE

MAY 16 2 20 PM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 319553