WARRANTY DEED

BOOK 8114 PAGE 868

PREPARED BY:

J. K. WOODARD
Attorney at Law
175 East Main Street
2nd Floor
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater for this transfer is $ 72,744.84.

Paul L. Stinson
Affiant

SWORN to and subscribed before me on this the 22nd day of May, 1990.

NOTARY PUBLIC

My Commission Expires: Feb 29 1992

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
PAUL L. STINSON and VIRGINIA E. PEARSON	LOMAS MORTGAGE, U.S.A.	Map 084-11-0
2309 Modena Drive	P. O. Box 660724	Par 180
Nashville, Tenn. 37217	Dallas, Texas 75266-0724	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named **GRANTEES** and other good and valuable consideration the receipt of which is hereby acknowledged, WE, **DARRYL W. THIEBAUD and wife, CARE RUTH THIEBAUD,** hereinafter called the **GRANTORS,** have bargained and sold and by these presents, do transfer and convey unto **PAUL L. STINSON and VIRGINIA E. PEARSON, as equal tenants in common,** hereinafter called **GRANTEES,** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 195 on the Map of Maplecrest Subdivision of record in Book 1835, pages 27 and 28, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Darryl W. Thiebaud and wife, Care Ruth Thiebaud, by deed from Blyth Bond Sanders and wife, Mary Sanders, of record in Book 6353, page 527, and further conveyed to Care Ruth Thiebaud by Quitclaim Deed from Darryl Willis Thiebaud of record in Book 7571, page 424, Register's Office for Davidson County, Tennessee. The said Darryl W. Thiebaud and Darryl Willis Thiebaud are one and the same person.

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated December 2, 1986, and

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

filed for record December 10, 1986, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 7064, page 907, and note of even date thereby secured, in the original principal amount of $64,286.00, payable to CityFed Mortgage Corp., which debt the grantee herein assumes the obligations of Darryl W. Thiebaud and wife, Care Ruth Thiebaud, under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

This is improved property known as 2309 Modena Drive, Nashville, Tennessee, 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 22nd day of May, 1990, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Darryl W. Thiebaud
DARRYL W. THIEBAUD

Care Ruth Thiebaud
CARE RUTH THIEBAUD

STATE OF TENNESSEE

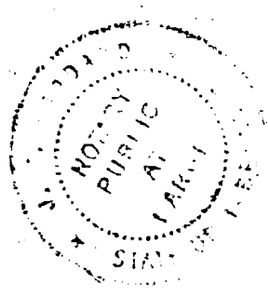
COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, DARRYL W. THIEBAUD and wife, CARE RUTH THIEBAUD, the bargainors, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, TN, this the 22nd day of May, 1990.

J. K. Nichol
NOTARY PUBLIC

My Commission Expires: Feb 29 1992

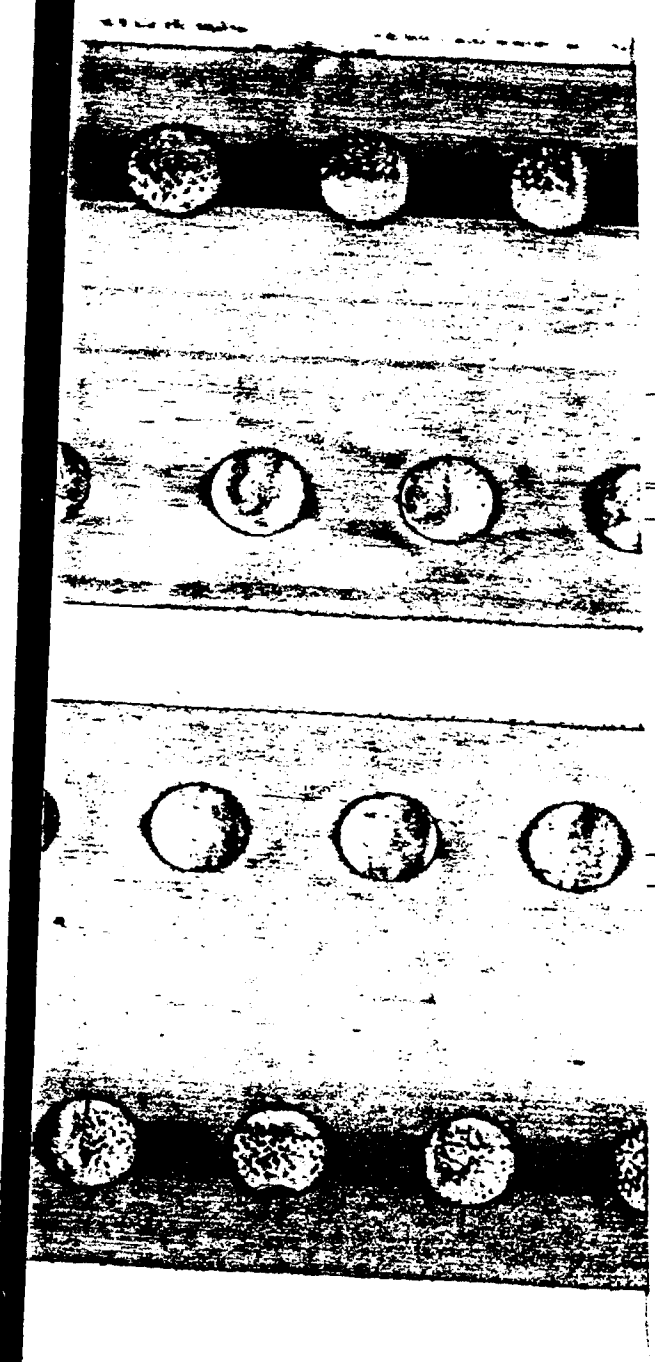


4073 05/23 0101 03CHECK 247.24

RUSH

MAY 23 1 43 PM '90

28217



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8114 PAGE 870

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 12794.84
CON TX 240.24
PRFEE 1.00
WDEED 6.00
TOTAL 247.24
CHECK 247.24

05/23/90 01 13:43 0001 4073

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28277

IDENTIFICATION REFERENCE

MAY 23 1 43 PM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 32149