Bx 1

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,955.99

X Billy Wade Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF June, 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
Billy W. Brown (NAME)	SunTrust Mortgage, Inc. (NAME)	150-11-0
3300 Towneship Road (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 100100 (STREET ADDRESS)	116.00
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30348 (CITY) (STATE) (ZIP)	02DX 05862

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, Dennis R. Lewis and wife, Ida C. Lewis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Billy W. Brown and wife, Kathy Brown

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. 301 on the Plan of Towne Village of The Country, Section III, of record in Plat Book 5200, Page 268 and 269, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Dennis R. Lewis and wife, Ida C. Lewis by deed of record in Book 6749, Page 9, 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 Metropolitan Federal Savings & Loan of record in Book 6976, Page 205, and assigned to SunTrust Mortgage, Inc. said Register's Office with a present unpaid balance of approximately $54,955.99, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

The Grantee further assumes the obligation of the Grantor and/or original mortgagor under the terms of any instrument, regulations or laws creating the loan to indemnify the Department of Veterans Administration or Federal Housing Administration to the extent of any claim of payment arising from the guaranty or insurance of the indebtedness.

This is unimproved ( ) improved (X) property, known as 3300 Towneship 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 12th day of June, 19 90

Dennis R. Lewis — Ida C. Lewis

Dennis R. Lewis
Ida C. Lewis

STATE OF TENNESSEE
Davidson County

BOOK 8130 PAGE 797

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dennis R. Lewis and wife, Ida C. Lewis

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 12th day of June, 19 90.

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

Dennis R. Lewis and wife, Ida C. Lewis

TO

Billy W. Brown and wife, Kathy Brown

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

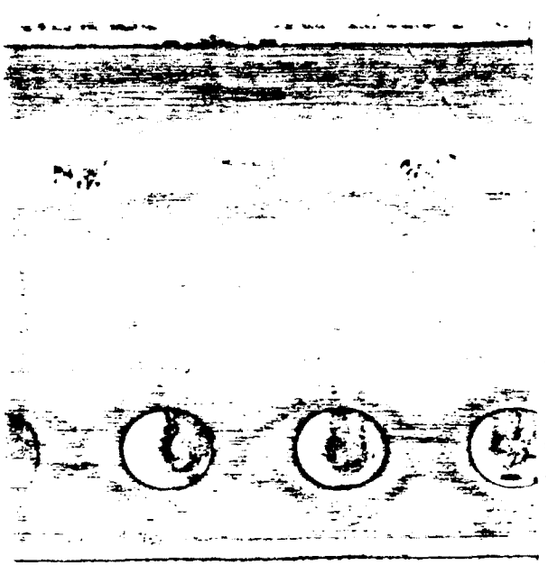
337.76

IDENTIFICATION REFERENCE

JUN 13 2 14 PM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

0207 06/13 0101 03CHECK 214.90



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

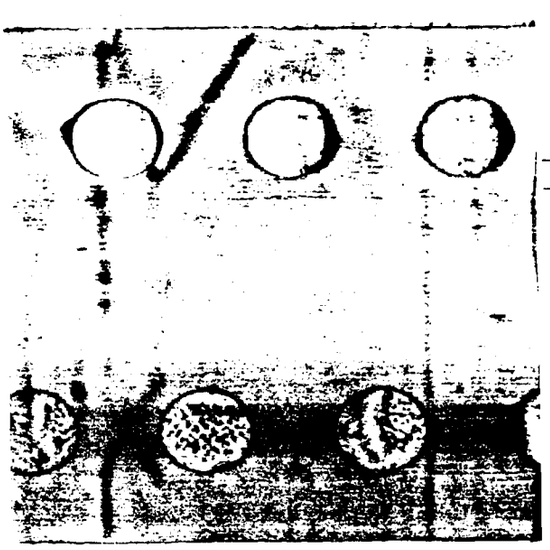
RECEIVED OF _____

FOR _____

BOOK 8130 PAGE 798

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 62955.99
				CON TX 207.90
				PRFEE 1.00
				MDEED 6.00
				TOTAL 214.90
				CHECK 214.90
06/13/90	01			14:14 0001 0207



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

337.76

IDENTIFICATION REFERENCE

JUN 13 2 14 PM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 327859