FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,900.00

x Donna Forsythe Larsen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June, 19 90

Yvonne Stephens
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 |
|---|---|---|
| Donna Forsythe Larsen (NAME) | MeritBanc Mortgage (NAME) | 163-11-0-A |
| 204 Hickory Forge Drive (STREET ADDRESS OR ROUTE NUMBER) | 2223 West Loop South, Suite 600 (STREET ADDRESS) | 005.00CO |
| Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP) | Houston, Texas 77027 (CITY) (STATE) (ZIP) | 02DU 18259 |

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, Yvonne A. Watkins, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donna Forsythe Larsen

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. 5 on the Plan of Second Revision, Section Two, Bell Forge Village, of record in Plat Book 5200, Page 695, and amended in Book 6900, Page 250, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Yvonne A. Watkins, unmarried by deed of record in Book 7737, Page 593, 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 South Trust Mortgage Corporation of record in Book 7737, Page 596, and assigned to MeritBanc Mortgage Corporation said Register's Office with a present unpaid balance of approximately $53,416.91, 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 (X) improved ( ) property, known as 204 Hickory Forge Drive, 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 my hand this 29th day of June, 19 90

Yvonne A. Watkins

Yvonne A. Watkins

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 Yvonne A. Watkins, unmarried

the bargainor, 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 purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 29th 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**
Yvonne A. Watkins, unmarried

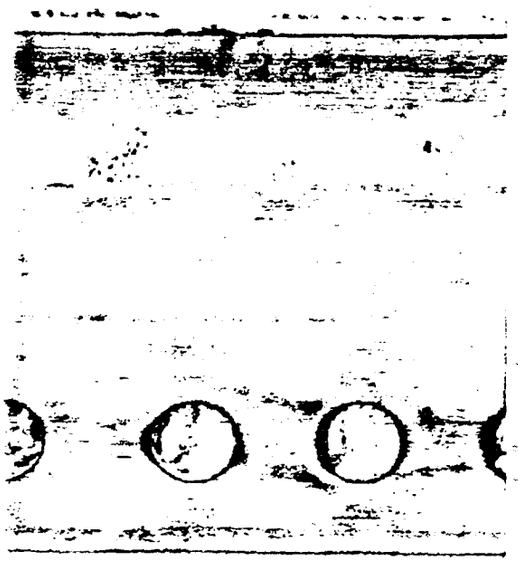
**TO**
Donna Forsythe Larsen

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

36220

JUL 2 10 14 AM '90

6322 07/02 0101 03CHECK 194.77



**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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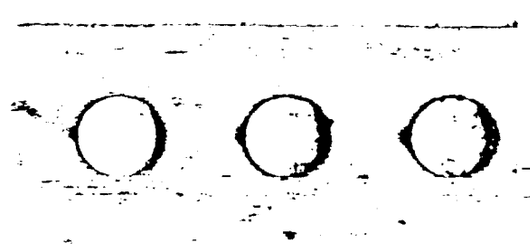
| | | |
|---|---|---|
| CO CONVEYANCE | CC CERTIFIED COPY | MISC MISCELLANEOUS |
| MO MORTGAGE | REL RELEASE | CO TX STATE TAX CONVEY |
| WD WARRANTY DEED | UCC UNIFORM COMMERCIAL CODE | MO TX STATE TAX MORT |
| TD TRUST DEED | | PRFEE PROBATE FEE |

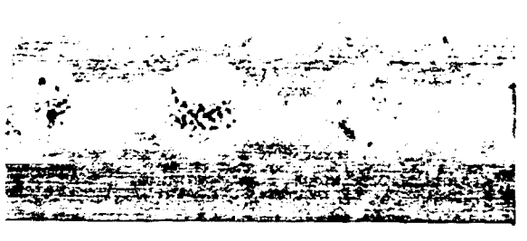
| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

| | |
|---|---|
| CAMT | 56900.00 |
| CON TX | 187.77 |
| PRFEE | 1.00 |
| MDEED | 6.00 |
| TOTAL | 194.77 |
| CHECK | 194.77 |

07-02-90 01 10:15:0001 6322

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK





38225

IDENTIFICATION

JUL 2 10 15 AM '90

FELIX Z. WILSON, II

No. 333222