FILE NO. 28147 FILE BOX "7"

BOOK 8143 PAGE 992 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,924.55

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JUNE, 1990

Notary Public

MY COMMISSION EXPIRES: 1-26-92

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| CELEBRATIONS, UNLIMITED, INC. (NAME) | CITYFED MORTGAGE COMPANY (NAME) | MAP 49-15 |
| 108 Oak Valley Drive (STREET ADDRESS OR ROUTE NUMBER) | 30 Warder Street (STREET ADDRESS) | PARCEL 131 |
| Nashville, TN. 37207 (CITY) (STATE) (P.O. ZIP) | Springfield, Ohio 45501 (CITY) (STATE) (ZIP) | 12D-87351 |

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, I, MARILYN HAYNES, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CELEBRATIONS, UNLIMITED, INC.,

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. 58B, Zone Lot Division of Lots 55, 56, 57, and 58, Deer Meadows, Phase 2, as of record in Book 6250, page 703, Register's Office for Davidson County, Tennessee, to which plan reference is plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Marilyn Haynes, Unmarried, by deed from James K. Roussel and wife, Sammy C. Roussel, of record in Book 6919, page 902, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to CITYFED MORTGAGE COMPANY, of record in Book 6919, page 905, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

unimproved ( ) This is improved ( X ) property, known as 728 Flint Ridge Drive, Whites Creek, Tennessee 37189
(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, 1990

MARILYN HAYNES Marilyn J. Haynes

STATE OF TENNESSEE
Davidson County

BOOK 8143 PAGE 993

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named MARILYN HAYNES, an unmarried person,

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 Nashville, Tennessee, this 29th day of June, 1990.

Commission Expires 11-21-92

Janet L. Davis
Notary Public

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 _____

38508

IDENTIFICATION REFERENCE

Jul 2 3 07 PM '90

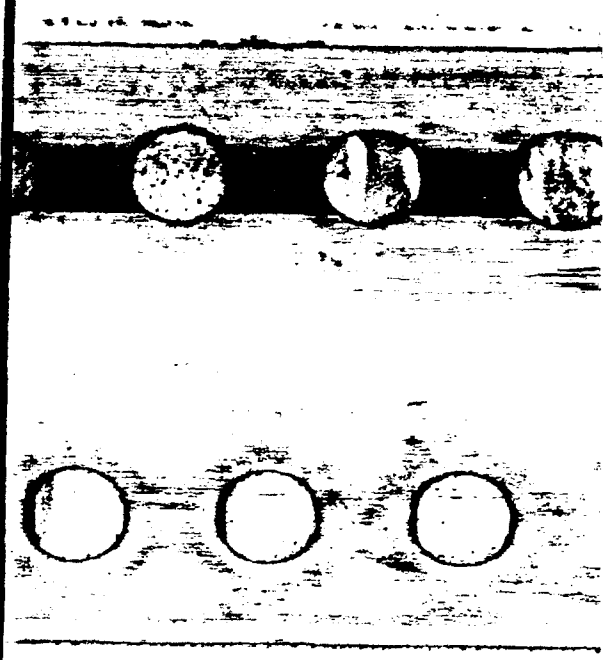
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

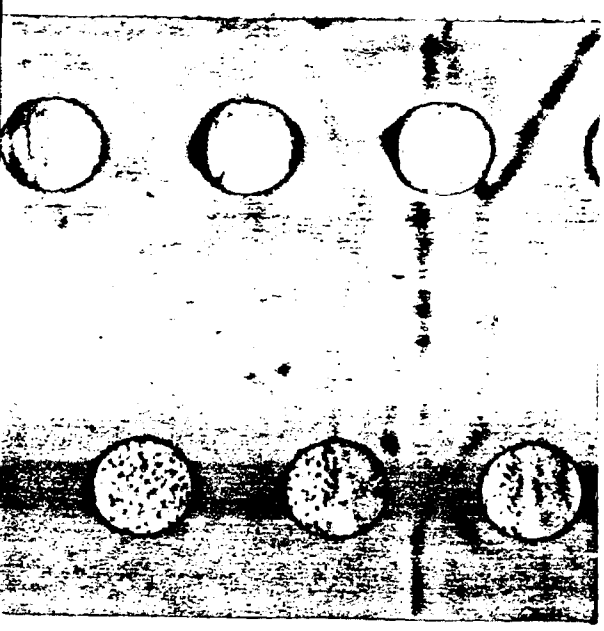
FROM

TO

6632 07/02 0101 03CHECK 240.97







**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8143 PAGE 994

| | | |
|---|---|---|
| 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 70924.55
CON TX 233.97
PRFEE 1.00
WDEED 6.00
TOTAL 240.97
CHECK 240.97

07/02/90 01 15:10 0001 6632

3850

IDENTIFICATION REFERENCE

Jul 2 3 08 PM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 333527