File --

BOOK 8144 PAGE 116

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 330
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
THERESA FARMER TAYLOR (NAME)	LOMAS MORTGAGE USA (NAME)	Map 149-5
4785 Terragon Trail (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 660724 (STREET ADDRESS)	Parcel 161
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Dallas, Texas 75266-0724 (CITY) (STATE) (ZIP)	Fld. Bk. 2DU468895

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, CHARLES E. YANCEY, JR. AND WIFE, CHRISTIE M. YANCEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THERESA FARMER TAYLOR

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 79 on the Plan of 2nd Revision Section Five Terragon Trails, as of record in Plat Book 5200, page 18, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Charles E. Yancey, Jr. and wife, Christie M. Yancey by deed from Stephen C. Taylor and wife, Mary Beth Taylor of record in Book 6921, page 581, said Register's Office.

This conveyance is made subject to: (1) 1990 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 5179, page 214; and (3) All matters appearing on the Plan of record in Plat Book 5200, page 18, said Register's Office.

As part of the consideration for this transfer, the Grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated July 8, 1986, in the original principal sum of $52,678.00, payable to Citicorp Homeowners, Inc. in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 6921, page 584, said Register's Office. Said Deed of trust having been assigned to The Lomas & Nettleton Company by instrument of record in Book 7549, page 87, said Register's Office.

38553

IDENTIFICATION REFERENCE

JUL 2 3 26 PM '90

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 4785 Terragon Trail, Antioch, Tennessee 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 27th day of June, 19 90

Charles E. Yancey Jr.
CHARLES E. YANCEY, JR.

Christie M Yancey by Charles E Yancey Jr
CHRISTIE M YANCEY
Charles E. Yancey, Jr., Attorney in Fact for Christie ~~M. Yancey, by Power of Attorney recorded simultaneusl~~ herewith.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES E. YANCEY, JR. AND WIFE, CHRISTIE M. YANCEY

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 27th day of June, 19 90.

My commission expires 3-11-90 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,246.65

Theresa Farmer Taylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF June, 19 90.

MY COMMISSION EXPIRES: 3-11-91
(AFFIX SEAL)

Notary Public

WARRANTY DEED

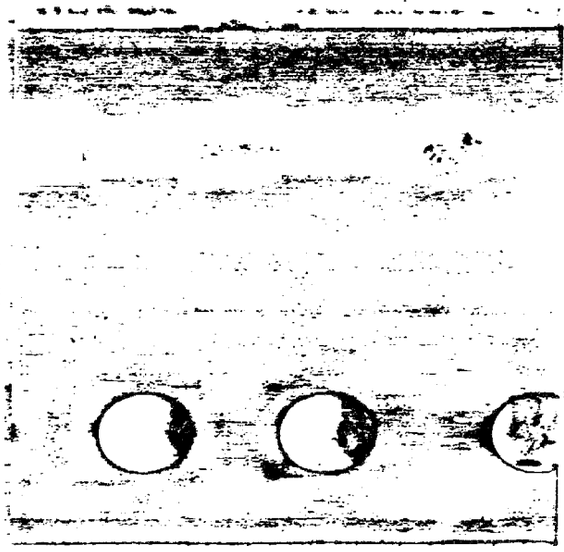
FROM CHARLES E. YANCEY, JR. AND WIFE, CHRISTIE M. YANCEY

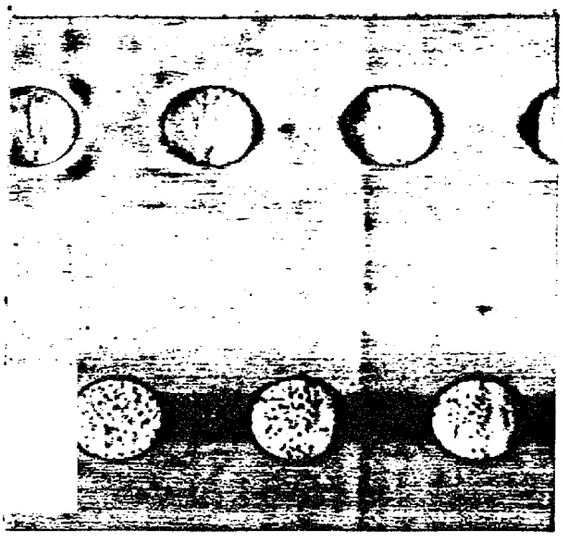
TO THERESA FARMER TAYLOR

8678 07/02 0101 03CHECK 195.76

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





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

RECEIVED OF _____

FOR _____

BOOK 8144 PAGE 118

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 57246.65
				CON TX 188.76
				PRFEE 1.00
				WDEED 6.00
				TOTAL 195.76
				CHECK 195.76
			07/02/90 01	15:29 0001 6678

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38553

IDENTIFICATION REFERENCE

JUL 2 3 26 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 333572