BOOK 8146 PAGE 11

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,853.27

Martha J. Pegram
Affiant

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

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: August 5, 1990
(AFFIX SEAL)

RETURN TO:
THIS INSTRUMENT WAS PREPARED BY
GREATER NASHVILLE TITLE & CLOSING CO., 223 Madison St., S. 106, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Elaine Lancaster (NAME)	Shearson Lehman Mortgage (NAME)	MAP 83-11
210 Perlen Drive (ADDRESS)	P. O. Box 1201 (ADDRESS)	PARCEL 167
Nashville, TN 37206 (CITY) (STATE) (ZIP)	San Bernardino, CA 92402 (CITY) (STATE) (ZIP)	15DA-55616

FOR AND 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, Mitchell S. Karnes and wife, Natalie L. Sewell Karnes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary Elaine Lancaster and Martha J. Pegram and/Alvin H. Pegram, AS JOINT TENANTS WITH FULL RIGHT OF SURVIVORSHIP AND husband NOT AS TENANTS IN COMMON

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. 57 on the Plan of Fortland Park, Section 3, as of record in Plat Book 2900, Page 61, Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.

Being the same property conveyed to Mitchell S. Karnes, unmarried and Natalie L. Sewell, unmarried by deed from Robert H. Dean and wife, Mary F. Dean of record in Book 7155, Page 765, Register's Office for Davidson County, Tennessee. The said Mitchell S. Karnes and Natalie L. Sewell having since married.

** and including the assumption of an indebtedness secured by a Deed of Trust in the original principal amount of $46,617.00 of record in Book 7155, Page 768, Register's Office for Davidson County, Tennessee WHICH THE GRANTEES ASSUME AND AGREE TO PAY.

THIS CONVEYANCE IS SUBJECT TO RESTRICTIONS OF RECORD IN BOOK 2997, PAGE 394, AS AMENDED IN BOOK 3431, PAGE 103, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 210 Perlen Drive, Nashville, TN 37206
(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 hand s this 29th day of June 19 90

Mitchell S. Karnes

Mitchell S. Karnes

Natalie L. Sewell Karnes

Natalie L. Sewell Karnes

DCTN01W 12/88 First Data Systems, Inc. 1-800-626-5427

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mitchell S. Karnes and wife, Natalie L. Sewell Karnes

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 29th day of June, 1990.

Commission expires 8/5/90

Diane L. Gregory
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

39121

IDENTIFICATION REFERENCE

Jul 5 8 59 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

7302 07/05 0101 03CHECK 198.07

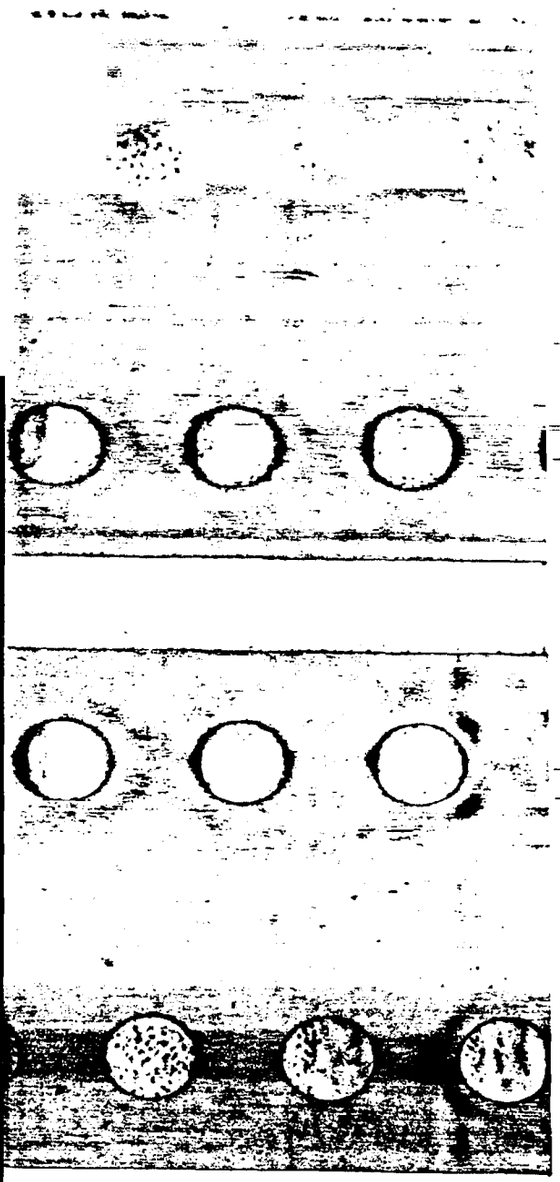
WARRANTY DEED

FROM:
Mitchell S. Karnes, et ux

TO:
Mary Elaine Lancaster, et al

Greater Nashville Title
& Closing Company
223 Madison St., S. 106
Madison, TN 37115

865-1470



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 57853.27
CON TX 191.07
PRFEE 1.00
MDEED 6.00
TOTAL 198.07
CHECK 198.07

07/05/90 01 09:01 0001 7302

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3912.1

IDENTIFIT REFERENCE

JUL 5 8 59 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 334187