WARRANTY DEED

FROM: CHARLES LEE TYDUS and wife, LEE ESTER TYDUS

TO: CHARLES E. WARD

Address New Owner As Follows:	Send Tax Bills:	Map-Parcel Nos.
Charles E. Ward	First Interstate Mortg. Co.	50-15-216
3413 Hunley Drive	245 S. Los Robles Ave.	12DZ 42565
Nashville, TN 37207	Pasadena, CA 91109	

This Instrument Prepared
By: MORRIS LEVINE (3494)
Attorney at Law
1119 Stahlman Bldg.
Nashville, TN 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $84,086.02 .

Charles E. Ward
AFFIANT

Sworn to and subscribed before me, this 12 of July, 1990.

Trina R. Scarlett
Notary Public

My commission expires: 9/23/93

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar cash in hand paid, and other good, valuable and sufficient consideration, the receipt of which is hereby acknowledged, and AS FURTHER CONSIDERATION for the conveyance of the premises described herein, the Grantee hereby EXPRESSLY assumes and agrees to pay an existing mortgage evidenced by one certain Deed of Trust dated June 23, 1988 and filed for record July 7, 1988 in Book 7592, page 974, Register's Office for Davidson County, Tennessee, and note of even date thereby secured, in the original principal amount of $84,700.00 payable to Biltmore Mortgage Company and/or its assigns; reference to which said instrument is here made for a more particular description of said note and the terms and conditions of said deed of trust, the obligations of which are assumed by Grantee, Charles E. Ward; the Grantee further hereby assumes the obligation of Charles Lee Tydus and wife, Lee Ester Tydus, under the terms of the instruments creating the loan to indemnify the Department of Veterans Affairs to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned,

we, CHARLES LEE TYDUS and wife, LEE ESTER TYDUS, have bargained and sold, and by these presents do transfer and convey unto the said

CHARLES E. WARD, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows; to-wit:

LAND in Davidson County, Tennessee, being Lot No. 46 on the Plan of Sky View, as of record in Book 2331, pages 54 and 55, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at a point in the westerly margin of Hunley Drive at the corner of Lots 46 and 47; thence with the line between said lots, westerly 247.1 feet to a point; thence northerly 246.5 feet to the south margin of Vailview Drive; thence with the margin of the same, easterly 160.50 feet to the beginning of a curve; thence around said curve southeasterly 39.3 feet to the west margin of Hunley Drive; thence with the margin of the same, southerly 181.6 feet to the point of beginning.

BEING the same property conveyed to Charles Lee Tydus and wife, Lee Ester Tydus, by deed from Charles Michael Wood and wife, Cassandra Ann Wood, of record in Book 7592, page 971, Register's Office for Davidson County, Tennessee.
THIS LOAN IS NOT ASSUMABLE WITHOUT THE APPROVAL OF THE VETERANS ADMINISTRATION OR ITS AUTHORIZED AGENT.
This is improved property, known as:
3413 Hunley Drive, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said CHARLES E. WARD, and his heirs and assigns, forever.

And we do covenant with the said CHARLES E. WARD 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, except for current year's property taxes and the lien of record in Book 7592, page 974, Register's Office for Davidson County, Tennessee, all of which are assumed by the Grantee herein.

And we, CHARLES LEE TYDUS and wife, LEE ESTER TYDUS, do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to the said land to the said CHARLES E. WARD, and his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 12 day of July, 1990.

Charles Lee Tydus

Lee Ester Tydus

Charles E. Ward

41040

IDENTIFICATION REFERENCE

Jul 13 8 51 AM '90

KELLY Z WILKINSON REGISTER DAVIDSON COUNTY TENN

RUSH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES LEE TYDUS, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12 day of July, 1990.

Tina R. Scarpetti
Notary Public

My Commission Expires: 9/25/93.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEE ESTER TYDUS, 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 foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12 day of July, 1990.

Tina R Scarpetti
Notary Public

My Commission Expires: 9/25/93.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES E. WARD, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

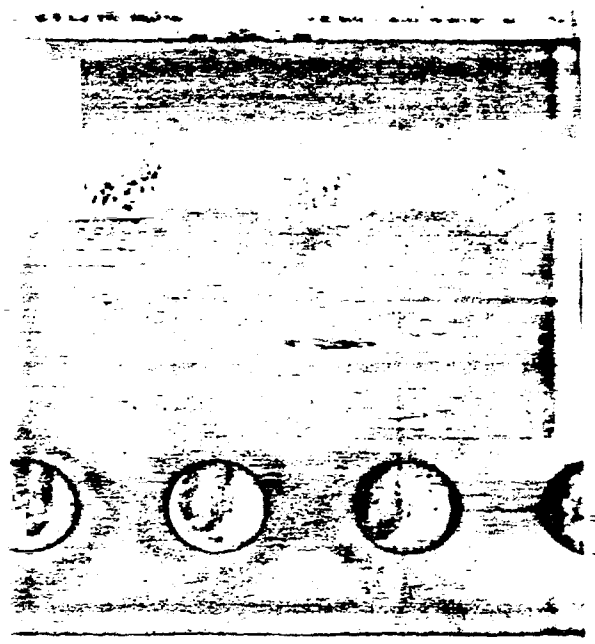
Witness my hand and official seal at Nashville, Tennessee, this 12 day of July, 1990.

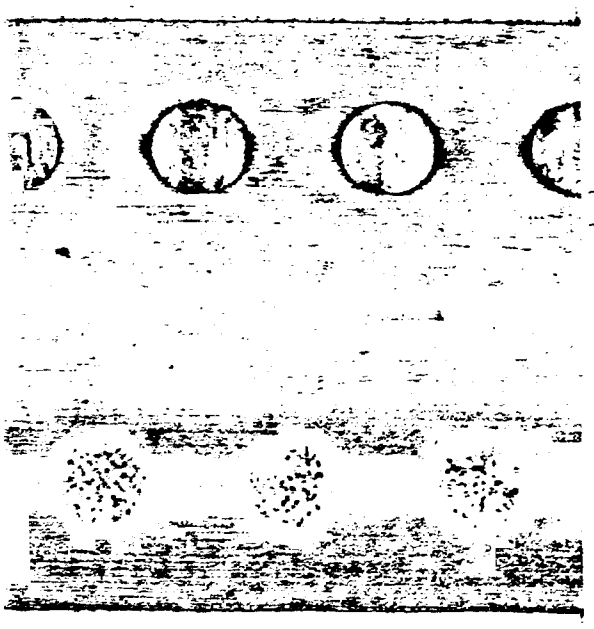
Tina R Scarpetti
Notary Public

My Commission Expires: 9/25/93.

92:038

07/01/0101 02:48PM CHECK 284.53





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

RECEIVED OF _____

FOR _____

BOOK 8151 PAGE 499

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 84086.02
CON TX 277.53
PRFEE 1.00
WDEED 6.00
TOTAL 284.53
CHECK 284.53
07/13/90 01 08:54 0001 9545

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

41040

IDENTIFICATION REFERENCE

JUL 13 8 52 AM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 336395