THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

mail

WARRANTY DEED

BOOK 8159 PAGE 873

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Gregory J. Degnan, et ux	National Mortgage Company	Map 32-13
4202 Brick Church Pike	4041 Knight Arnold Road	Parcel 46
Nashville, TN 37207	Memphis, TN 38118	10D 00406

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, ROBERT D. ANDERSON and wife, NONA KATE ANDERSON, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto GREGORY J. DEGNAN and wife, TIFFANI A. DEGNAN, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 3 on the Plan of Timbertrail, Section 3, as of record in Book 5190, page 745, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said lot.

BEING the same property conveyed to Robert D. Anderson and wife, Nona Kate Anderson, by deed from James A. Burgett and wife, Vicky J. Burgett, of record in Book 7611, page 86, Register's Office for Davidson County, Tennessee.

THIS is improved property known as 4202 Brick Church Pike, Nashville, Davidson County, 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 GRANTEES, their heirs and assigns, forever.

And WE, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1990, which are a lien, but not yet due and payable and which will be assumed in full by the GRANTEES, when due.

2. All easements, setback lines and other matters shown on the Plan of Timbertrail, Section 3, of record in Book 5190, page 745, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants of record in Book 6514, page 989, said Register's Office.

4. Subject to the unpaid balance of the indebtedness under a Note and First Mortgage Deed of Trust of record in Book 6852, page 478, said Register's Office, which the GRANTEES specifically agree to assume and to pay same, in a timely manner, and to indemnify and hold harmless the GRANTORS from any cost or expense relating to any claim, demand or suit concerning same.

And WE, the GRANTORS, 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.

The GRANTORS hereby transfer to the GRANTEES, all of the GRANTORS' right, title and interest in and to any and all monies within an escrow account held by National Mortgage Company for the payment of taxes and insurance under Loan Number 123931.

WITNESS our hands on the day and date acknowledged below.

"GRANTORS"

Robert D. Anderson
ROBERT D. ANDERSON

Nona Kate Anderson
NONA KATE ANDERSON

"GRANTEES"

Gregory J. Degnan
GREGORY J. DEGNAN

Tiffani A. Degnan
TIFFANI A. DEGNAN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT D. ANDERSON and wife, NONA KATE ANDERSON, AND GREGORY J. DEGNAN and wife, TIFFANI A. DEGNAN, 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 the 23 day of July, 1990.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/29/99

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $65,257.67.

Tiffani A. Degnan
Affiant

Sworn to and subscribed before me, this the 23 day of July, 1990.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/29/93

44104

IDENTIFICATION

JUL 25 10 33 AM '90

FELIX Z. WILKINSON, REGISTER
DAVIDSON COUNTY, TN

3260 07/25 0101 03CHECK 222.49

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8159 PAGE 875

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 65257.67
CON TX 215.49
PRFEE 1.00
WDEED 6.00
TOTAL 222.49
CHECK 222.49

07/25/90 01 10:34 0001 3260

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 4 1 0 4

IDENTIFICATION REFERENCE

Jul 25 10 33 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 340061