PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157

FROM UNVERIFIED INFORMATION FURNISHED BY THE PARTIES.

W & I Ref. (jcb) (Title No: 30333)

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 29,452.91

Mark D. Fessenden
Affiant

Sworn and subscribed before me this 27th day of July, 1990.

Notary Public

My Comm. Expires: 9/24/92

ADDRESS NEW OWNER:	**MORTGAGEE:**	**MAP-PARCEL NUMBERS**
Mark D. Fessenden	Cowger & Miller Mortgage Co.	061-16-293
1320 Ardee Avenue	P. O. Box 2200	15DZ 20330
Nashville, TN 37216	Louisville, KY 40201	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **D. Ronnie Mackin,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Mark D. Fessenden,** hereinafter called the **Grantee,** Grantee's heirs and assigns, **Grantor's** undivided one-half interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 38 "Block D" on the plan of the Resubdivision of Sunnymeade, of record in Book 974, Pages 56 and 57, Register's Office for said County.

SAID Lot No. 38 fronts 50 feet on the southerly margin of Ardee Avenue and extends back between parallel lines 140 feet to a dead line.

BEING the same property conveyed to D. Ronnie Mackin and Mark D. Fessenden by deed from Jeanette M. Copen of record in Book 7587, Page 60, 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 Grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Singleton Mortgage Corporation of record in Book 7587, Page 63, Register's Office for Davidson County, Tennessee, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

45172

INDEXING REFERENCE

JUL 30 11 34 AM '90

4638 07/30 0101 03CHECK 104.35

This is improved property, known as: 1320 Ardee Avenue, Nashville, TN 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of July, 1990.

D. Ronnie Mackin

State of Tennessee
County of Davidson

On this 27th day of July, 1990, before me the undersigned authority, personally appeared D. Ronnie Mackin, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/24/92

Notary Public

W & I: 12/89

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8162 PAGE 757

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 29452.19
CON TX 97.35
PRFEE 1.00
MISC 6.00
TOTAL 104.35
CHECK 104.35

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/30/90 01 11:36 0001 4638

45172

IDENTIFICATION

JUL 30 11 34 AM '90

No. 341414