car3131/lrn:8/2/90
JPR002-001

File Book 6 car

FROM: JEFFREY M. RIVERS AND WIFE, NANCY C. RIVERS

TO: VIRGIL GARY BREWSTER & WIFE, SHEILA ANN MARIE BREWSTER

THIS INSTRUMENT PREPARED BY: DEARBORN & EWING, ATTORNEYS SUITE 1200, ONE COMMERCE PLACE NASHVILLE, TENNESSEE 37239

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Virgil Gary Brewster & wife, Sheila Ann Marie Brewster 520 Dutchmans Drive Hermitage, TN 37076	Fleet Mortgage Corp. P.O. Box 303 Milwaukee, WI 53201	Map 75-7 Parcel 145

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $86,090.48.

Virgil Gary Brewster
Affiant

Subscribed and sworn to before me, this the 6th day of August, 1990.

P. Bauchamp
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Comm. Expires: 1-23-93

GENERAL WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, We, Jeffrey M. Rivers and wife, Nancy C. Rivers, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Virgil Gary Brewster and wife, Sheila Ann Marie Brewster, hereinafter called "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Upon the delivery of this General Warranty Deed, Grantees assume the indebtedness secured by a deed of trust of record in Book 6910, page 283, said Register's Office, payable to Fleet Mortgage Corporation.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is improved property known as 520 Dutchmans Drive, Hermitage, Tennessee 37076.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs, successors, assigns, 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 hands this 2nd day of August, 1990.

Jeffrey M. Rivers by Carol R. Rivers as Attorney-in-Fact

Jeffrey M. Rivers by Carol R. Rivers as Attorney-in-Fact

Nancy C. Rivers by Carol R. Rivers as Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 2nd day of August, 1990, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Carol R. Rivers, to me known to be the person who executed the foregoing instrument in behalf of Jeffrey M. Rivers and wife, Nancy C. Rivers, and acknowledged that she executed the same as the free act and deed of the said Jeffrey M. Rivers and wife, Nancy C. Rivers.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of August, 1990.

P.K. Bauchamp
NOTARY PUBLIC

P. K. BAUCHAMP NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 1-23-93

7610 08/06 0101 03CHECK 294-13

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 208 on the Plan of Highlands of Tulip Grove, Section III, as of record in Book 4675, page 140, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Jeffrey M. Rivers and wife, Nancy C. Rivers, by deed from John Charles Wuneburger, Jr. and wife, Helen A. Wuneburger, of record in Book 6910, page 280, Register's Office for said County.

The above property is conveyed subject to the following:

1. 1990 Metropolitan Government taxes.

2. Restrictive covenants contained in instrument of record in Book 4849, page 767, Book 5028, page 357, Book 5020, page 58, Book 5545, page 321, Book 6017, page 179 and Book 4793, page 157, said Register's Office.

3. All matters as shown on the Plan of record in Book 4675, page 140, said Register's Office.

4. The above deed of trust assumed by Grantees.

IDENTIFICATION REFERENCE
AUG 6 3 34 PM '90
FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY TN
47455.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8169 PAGE 255

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	86090.48
CON TX	284.13
PRFEE	1.00
MDEED	9.00
TOTAL	294.13
CHECK	294.13

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/06/90 01 15:38 0001 7610

47.455.

IDENTIFICATION REFERENCE

AUG 6 3 34 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 344071