FORM NO. WD-1

BOOK 8178 PAGE 59

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 103,425.48

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF August, 19 90

Notary Public

MY COMMISSION EXPIRES: October 9, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd. #105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Eric Edward Popiel (NAME)	Fidelity Federal Savings & Loan Association (NAME)	150-09-0-A
1113 Traceton Circle (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	111.00
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37129-9985 (CITY) (STATE) (ZIP)	02DX 08211

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 OF WHICH IS HEREBY ACKNOWLEDGED, WE, Andrew H. Beumel and wife, Colleen K. Beumel

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eric Edward Popiel and wife, Janet Lynn Popiel

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. 265 on the Plan of Forest View Park, Section VIII of record in Plat Book 6900, Page 633, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Andrew H. Beumel and wife, Colleen K. Beumel by deed of record in Book 7873, Page 772, Register's Office for Davidson County, Tennessee.
This conveyance is subject to any and all existing restrictions and easements of record.
This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to Fidelity Federal Savings & Loan Association of record in Book 7873, Page 775 and re-recorded in Book 7890, Page 434, said Register's Office with a present unpaid balance of approximately $100,425.48, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.
The grantee futher assumes the obligation of the grantor and/or original mortgagor under the terms of any instrument, regulations or laws creating the loan to indemnify the Department of Veterans Administration or Federal Housing Administration to the extent of any claim of prepayment arising from the guaranty or insurance of the indebtedness.
This instrument is executed on behalf of Andrew H. Beumel and wife, Colleen K. Beumel by Donna Ritter as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 8178, Page 58, in the Register's Office for Davidson County, Tennessee.

This is (unimproved / improved (X)) property, known as 1113 Traceton Circle, Antioch, TN 37013
(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 hands this 13th day of August, 19 90

Andrew H. Beumel
By: Andrew H. Beumel

Colleen K. Beumel
By: Colleen K. Beumel

Donna Ritter, Attorney-in-fact
Donna Ritter
Attorney-in-Fact

Donna Ritter, Attorney-in-fact
Donna Ritter
Attorney-in-Fact.

STATE OF TENNESSEE
Davidson County

BOOK 8178 PAGE 60

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, 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 _____, Tennessee, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires_____

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____

_____ of the _____

a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires_____

WARRANTY DEED

FROM
Andrew H. Beumel and wife, Colleen K. Beumel

TO
Eric Edward Popiel and wife, Janet Lynn Popiel

50678

ENTERED REFERENCE

AUG 20 10 05 AM '90

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

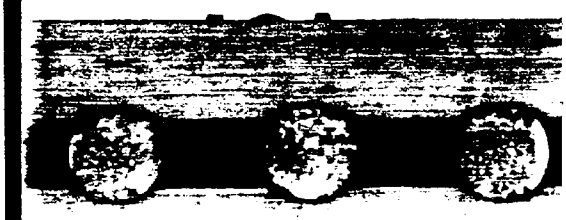
1426 08/20 0101 03CHECK 348.22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of August, 1990 before me personally appeared Donna Ritter, the person who executed the foregoing instrument on behalf of Andrew H. Beumel and wife, Colleen K. Beumel, and acknowledged that she executed the same as the free act and deed of the said Andrew H. Beumel and wife, Colleen K. Beumel through Power of Attorney granted her by the said Andrew H. Beumel and wife, Colleen K. Beumel.

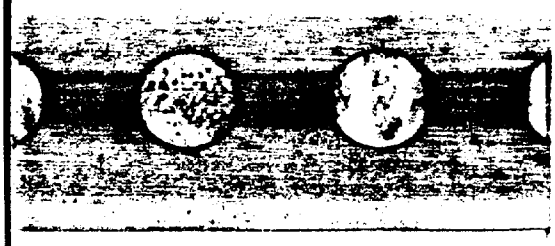
Commission Expires:10-9-91

Notary Public









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 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 103425.48
CON TX 341.22
PRFEE 1.00
WDEED 6.00
TOTAL 348.22
CHECK 348.22

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/20/90 01 10:08 0001 1426

50678

IDENTIFICATION REFERENCE

AUG 20 10 05 AM '90

No. 347845