Ex 1

52493

IDENTIFICATION REFERENCE

Aug 27 10 56 AM '90

FELIX P. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 102,000.00

Malcom Milligan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd 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
Malcom Milligan (NAME)	Commercial Federal Mortgage Corporation (NAME)	176-05-0
5132 Hickory Grove Drive (STREET ADDRESS OR ROUTE NUMBER)	2120 South 72nd Street (STREET ADDRESS)	096.00
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Omaha, NE 69124 (CITY) (STATE) (ZIP)	02D 77173

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, Lawrence A. Farrar and wife, Sharon L. Farrar

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Malcom Milligan and wife, Sharon Milligan

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. 58 on the Plan of Hickory Woods, Section B, of record in Plat Book 6900, Page 512, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Lawrence A. Farrar and wife, Sharon L. Farrar by deed of record in Book 7877, Page 408, 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 Commercial Federal Mortgage Corporation of record in Book 7877, Page 411, said Register's Office with a present unpaid balance of approximately $91,167.55, 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 Sharon L. Farrar by Lawrence A. Farrar as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book _____, Page ____, in the Register's Office for Davidson County, Tennessee.

This is improved (XX) unimproved ( ) property, known as 5132 Hickory Grove Drive, 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 hand s this 23rd day of August, 19 90

Lawrence A. Farrar

Lawrence A. Farrar

Sharon L. Farrar
By: Lawrence A. Farrar
Lawrence A. Farrar, Attorney-in-fact

BOOK 8182 PAGE 708

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lawrence A. Farrar

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 within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 23rd day of August, 19 90.

Notary Public

Commission Expires October 9, 1991

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 _____

3551 08/27 08:11 03CHECK 343.60

WARRANTY DEED

FROM
Lawrence A. Farrar and wife,
Sharon L. Farrar

TO
Malcom Milligan and wife, Sharon Milligan

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of August, 1990 before me personally appeared Lawrence A. Farrar the person who executed the foregoing instrument on behalf of Sharon L. Farrar, and acknowledged that he executed the same as the free act and deed of the said Sharon L. Farrar through Power of Attorney granted him by the said Sharon L. Farrar.

Commission Expires: 10-9-91

Notary Public

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8182 PAGE 709

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	
				102000.00
			CON TX	336.60
			PRFEE	1.00
			WDEED	6.00
			TOTAL	343.60
			CHECK	343.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/27/90 01 11:01 0001 3551

52493

IDENTIFICATION REFERENCE

AUG 27 10 58 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 349941