THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
00261420

WARRANTY DEED

BOX 35 BOOK 8183 PAGE 637

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kenneth A. Owen (NAME)	CityFed Mortgage Company (NAME)	MAP42-7
707 N. Graycroft (STREET ADDRESS OR ROUTE NUMBER)	30 Warder Street (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Springfield, OH 45501 (CITY) (STATE) (ZIP)	PARCEL42

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------
----------$10.00---------- *Dollars,*

Cash in hand paid by Kenneth A. Owen and wife, Carole Ann Owen and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowleded, and for a further consideration the said Kenneth A. Owen and wife, Carole Ann Owen have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $ 68,124.00 secured by a Deed of Trust of record in Book 6825, page 661 and assigned in Book 6887, page 472, as re-recorded in Book 6825, page 666, Register's Office for Davidson County, Tennessee.

Donald Ray Christian and wife, Linda Ruth Christian *have this day bargained and sold, and do hereby transfer and convey unto the said* Kenneth A. Owen and wife, Carole Ann Owen *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 40 and a portion of Lot No. 39, on the Plan of Morning View Subdivision, Section 2, as of record in Book 2133, page 99, Register's Office for Davidson County, Tennessee.

Said Lot No. 40 fronts 115 feet on the westerly side of Graycroft Avenue and extends back between lines, 388.86 feet on the southerly side and 361.09 feet on the northerly side, to a dead line in the rear, measuring 118.30 feet thereon.

Said part of Lot No. 39 is more specifically described as follows:

Beginning at an iron pin in the North line of Lot No. 39, said pin being 120.9 feet West of an iron pin, the northeast corner of Lot No. 39, in the westerly margin of Graycroft Road, now Graycroft Avenue; thence westerly along the North line of Lot No. 39, 89.9 feet, to an iron pin; thence southerly at a 90 degree angle, 2.5 feet, to an iron pin; thence easterly 89.9 feet, to the point of beginning.

Being the same property conveyed to Donald Ray Christian and wife, Linda Ruth Christian by deed from Gus Blevins and wife, Peggy Blevins of record in Book 6134, page 348, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 93,028.84

Subscribed and sworn to before me this the 27th *day of* August, *19* 90

My commission expires 1-17-1994 *(Affix Seal)*

Affiant Kenneth A. Owen

Notary Public Linda N. Jones

This is improved (X) unimproved ( ) property, known as 707 N. Graycroft, Madison, TN 37115 *(House Number) (Street) P.O. Address: (City or Town)*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 27th *day of* August, *19* 90, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Donald Ray Christian
Donald Ray Christian

Linda Ruth Christian
Linda Ruth Christian

BOOK 8183 PAGE 638

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Donald Ray Christian and wife, Linda Ruth Christian

the within named bargainor s, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 27th *day of* August, *19* 90

Commission expires 1-17-1994 *Notary Public*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of 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* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

FELIX Z. HASKINS REGISTER
DAVIDSON COUNTY, TN
AUG 28 1 38 PM '90

IDENTIFICATION REFERENCE

528.38

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

398 08/28 0101 03CHECK 313.90

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8183 PAGE 639

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
				MAMT 93028.84
				MOR TX 306.90
				PRFEE 1.00
				WDEED 6.00
				VOID
				MAMT 93028.84-
				VOID
				MOR TX 306.90-
				CAMT 93028.84

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.2.8.3.8.

IDENTIFICATION REFERENCE

AUG 28 1 38 PM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

CAMT 93028.84
CON TX 306.90
~~TOTAL 306.90~~
~~CHECK 306.90~~

08/28/90 01 13:42 0001 3981

~~TOTAL 7.00~~
~~CHECK 7.00~~

08/28/90 01 13:42 0001 3980

No. 350365

TOTAL $313.90