ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR. NO.
JOHN B. ASHBURN 2993 OWENDALE DRIVE ANTIOC, TN 37013	FLEET MORTGAGE CORP. P.O. BOX 1561 MILWAUKEE, WI 53201	150-9 P-127 ch

WARRANTY DEED 7431 09/10 0101 03CHECK 279.25

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees and other good and valuable consideration, the receipt of which is hereby acknowledged and the assumption of a present indebtedness by the Grantees on the property herein. WE, SANDRA (SANDERSON) DONEGAN and husband, RANDLE DONEGAN, have bargained and sold, and by these presents do transfer and convey unto the said JOHN B. ASHBURN, the GRANTEE herein, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

DESCRIPTION:

LAND in Davidson County, Tennessee, being Lot No. 23, Section 4, Phase 2, on the Plan of Forest View Park of record in Book 5200, Page 674, of the Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Sandra A. (Sanderson) Donegan by deed of record in Book 7593, Page 423, Register's Office for Davidson County, Tennessee. Randle Donegan joins in deed to release any interest he may have by virtue of being Husband and Wife.

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 of record in Book 6850, Page 77, of the Register's Office for Davidson County, Tennessee, which the Grantee herein hereby assumes and agrees to pay. The escrow account in connection with said loan is hereby transferred to the Grantee herein with the exception of the overage which will be purchased by the Buyer.

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, his heirs and assigns, forever and we do covenant with the said GRANTEE 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 further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns against the lawful claims of all persons, whomsoever.

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.

56089

IDENTIFICATION REFERENCE

SEP 10 11 48 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PICK-UP

WITNESS our hands this 8 day of Sept, 1990.

Sandra A. Sanderson Donegan
SANDRA A. (SANDERSON) DONEGAN

Randle Donegan
RANDLE DONEGAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SANDRA A. (SANDERSON) DONEGAN, the bargainors with who 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 8 day of Sept, 1990.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
April 1, 1992

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $82,455.76

Sandra A. Sanderson Donegan
AFFIANT

SWORN to and subscribed before me this the 8 day of Sept, 1990.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
April 1, 1992

THIS INSTRUMENT PREPARED BY:

CHARLES C. MORROW
ATTORNEY AT LAW
3221 NOLENSVILLE ROAD
NASHVILLE, TENNESSEE 37211
(615) 832-0138
TSCR NO. 3269

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8192 PAGE 440

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 82455.76
CON TX 272.25
PRFEE 1.00
MDEED 6.00
TOTAL 279.25
CHECK 279.25

09/10/90 01 11:49 0001 7431
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56089

IDENTIFICATION REFERENCE

SEP 10 11 48 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 354103