THIS INSTRUMENT PREPARED BY:
Andrew B. Gibson, Jr.
CLEMENT & GIBSON
Suite 600, Noel Place
200 Fourth Avenue North
Nashville, Tennessee 37219

03CHECK 56.50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $15,000.00.

Affiant

Subscribed and sworn to before me this 29th day of August, 1990.

Notary Public

My Commission Expires: 3/27/92

56973

IDENTIFICATION REFERENCE

SEP 13 10 58 AM '90

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

PICK-UP

WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
David A. Curbo c/o Cannon & Company 5605 Murray Avenue Memphis, TN 38119-3884	BancBoston Mortgage Corp. P. O. Box 44090 Jacksonville, FA 32231	Map 90-8 Parcel 145

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid by the herein named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption by the grantee herein of the unpaid principal balance of approximately $31,500.72, according to the terms of an original note payable to Federated Financial Mortgage Corporation, which has now been assigned to BancBoston Mortgage Corporation, secured by a Deed of Trust of record in Book 5333, page 710, Register's Office for Davidson County, Tennessee.

I, Wilfred D. Warner, hereinafter "GRANTOR" have bargained and sold, and by these presents do hereby transfer and convey unto David A. Curbo hereinafter "GRANTEE" his heirs, representatives and assigns forever, that certain tract or parcel of land located in Davidson County, Tennessee, described as follows:

Being Lot No. 1 of the Thomas B. Vaughn Subdivision of Lot No. 38 and the northerly 25 feet of Franklin Street, closed, of the Subdivision of Lots 28 and 30 of B. F. Cockrill Estate, as of record in Book 4470, page ;68, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 62.5 feet on the easterly side of Croley Drive and extends back between parallel lines 140 feet to an alley.

Being the same property conveyed to David A. Curbo and Wilfred D. Warner by deed from Philip Disser and wife, Rosemary Disser, of record in Book 6036, page 946, Register's Office for Davidson County, Tennessee.

Julie A. Warner joins in this conveyance for the sole purpose of conveying any marital interest she may have in the above described property as the spouse of Wilfred D. Warner.

This property is known as 728 Croley Drive, Nashville, Tennessee 37209.

This conveyance is made subject to the following:

1. Taxes for the current year which have been prorated between the parties and assumed by GRANTEE.

2. Restrictions, limitations and other encumbrances as they may appear of record.

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, representatives and assigns forever.

And GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as set forth above.

GRANTOR does further covenant and bind himself, his heirs and assigns to warrant and forever defend the title to the said land to the said GRANTEE, his heirs, representatives and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 29 day of August, 1990.

Wilfred D. Warner

Julia A. Warner

STATE OF TEXAS)
COUNTY OF HARRIS)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Wilfred D. Warner and wife, Julia A. Warner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 29Th day of AUGUST, 1990.

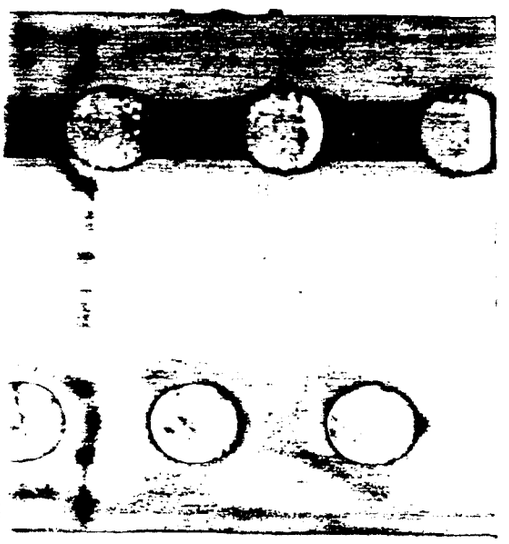
Notary Public

My Commission Expires: 6-4-94

NOTARY PUBLIC STATE OF TEXAS JUNE 4, 1994

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

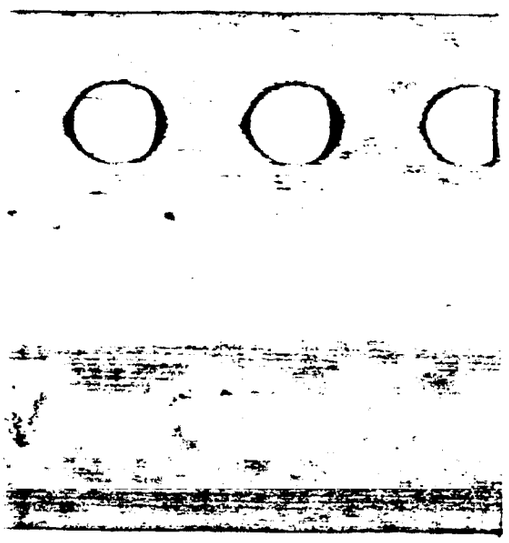
BOOK 8195 PAGE 52

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 15000.00
				CON TX 49.50
				PRFEE 1.00
				WDEED 6.00
				TOTAL 56.50
				CHECK 56.50

09/13/90 01 11:00 0001 8489

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



5 6 9 7 3

IDENTIFICATION REFERENCE

SEP 13 10 58 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 355142