FILE NO. 28295 FILE BOX "7"

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,043.73

X Joellyn K. Lintzenich
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF SEPTEMBER, 1990

Notary Public

MY COMMISSION EXPIRES: 1-23-94
(AFFIX SEAL)

BOOK 8201 PAGE 744

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOELLYN K. LINTZENICH	FLEET MORTGAGE CORPORATION	162-8-88
(NAME)	(NAME)	
23 Tusculum Road	P. O. Box 303	5DU-76946
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN. 37013	Milwaukee, Wisconsin 53201	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, WAYNE L. RACHFORD and wife, SONIA L. RACHFORD,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOELLYN K. LINTZENICH

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:

BEING Lot No. 2, Section 2, Lane Property, of record in Book 6050, page 136, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Wayne L. Rachford and wife, Sonia L. Rachford by deed from Frank Batson Quality Homes, Inc., of record in Book 6988, Page 722, Register's Office for Davidson County, Tennessee.

As part of the purchase price of the above described premises, the grantee hereby expressly assumes and agrees to pay an existing mortgage evidenced by one certain deed of trust dated September 19, 1986, and filed for record September 24, 1986, in the office of the recorder of deed of Davidson County, Tennessee, in Book 6988, Page 725, and note of even date thereby secured, in the original principal amount of $69,150.00 payable to HOMELAND MORTGAGE CORPORATION.

The grantee further hereby assumes the obligation of WAYNE L. RACHFORD and wife, SONIA L. RACHFORD under the terms of the instruments creating the loan to indemnify the Department of Veterans Affairs to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

This is (unimproved) (X) improved property, known as 23 Tusculum Road, Antioch, Tennessee 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 21st day of September, 1990

X Wayne L Rachford
WAYNE L. RACHFORD

X Sonia L. Rachford
SONIA L. RACHFORD

BOOK 8201 PAGE 745

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named WAYNE L. RACHFORD and wife, SONIA L. RACHFORD,

the bargainors, 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 21st day of September, 1990.

Notary Public

Commission Expires 7/23/94

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

TO

5 9 4 5 4

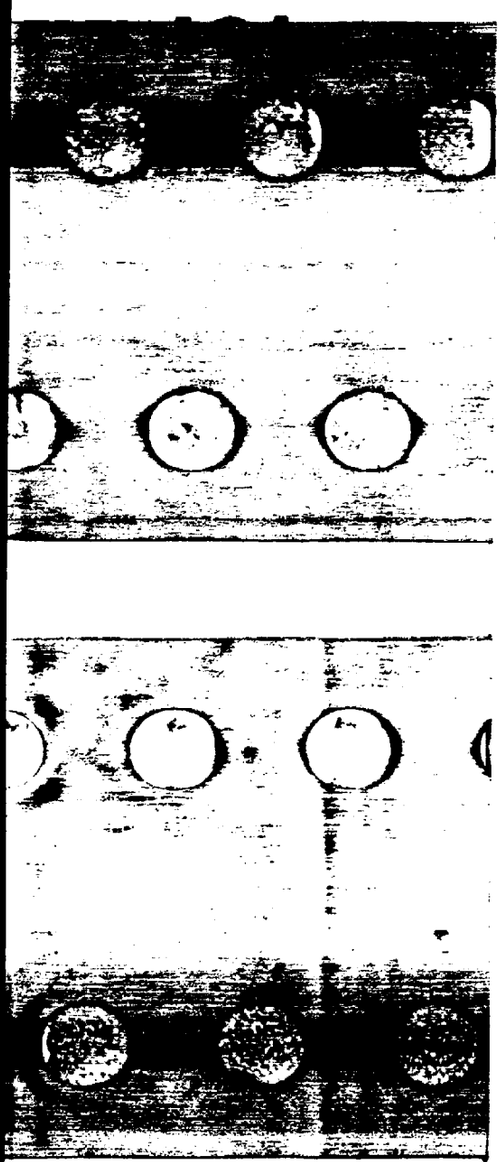
IDENTIFICATION REFERENCE

SEP 24 1 41 PM '90

1507 09/24 0101 03CHECK 264.40

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8201 PAGE 746

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	78043.73
CON TX	257.40
PRFEE	1.00
MTGFEE	6.00
TOTAL	264.40
CHECK	264.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 42 0001 1507

59454

IDENTIFICATION REFERENCE

SEP 24 1 41 PM '90

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 358119