BOOK 8232 PAGE 275

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,113.04

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF November, 1990

Notary Public

MY COMMISSION EXPIRES: 5/22/93

(AFFIX SEAL)

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES	MAP-PARCEL NUMBERS
Gary G. Berrier and Terry M. Talbott (NAME)	America's Mortgage Company (NAME)	Map 62-2-A
2718 Riverbend Dr. (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 6548 (STREET ADDRESS)	Par 79CO
Nashville, TN 37214 (CITY) (STATE) (P.O. ZIP)	Springfield, Il. 62708-6548 (CITY) (STATE) (ZIP)	03DX-00198

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. Fred H. Woods and wife, Linda K. Woods

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary G. Berrier and Terry M. Talbott, joint tenants with right of survivorship

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. 64-B on the Plan of River Trace Estates, Phase 1, Section 1, of record in Plat Book 6250, pages 996 and 997, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Fred H. Woods and wife, Linda K. Woods by deed from Braewood Development Corp. a Texas Corporation, of record in Book 7856, page 526, Register's Office for Davidson County, Tennessee.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by America's Mortgage Company of record in Book 7856, page 529, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account and insurance to be transferred to Grantee(s).

This conveyance subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 6851, page 370, and Book 6982, page 744; Charter and By-Laws of River Trace Estates, of record in Book 6851, page 363, said Register's Office; and such easements and setback lines of record in Book 6250, page 996 and 997, said Register's Office.

70449

IDENTIF. TREFERENCE

Nov 6 1 3? AM '90

ELIX Z. GRISSOM
DAVIDSON COUNTY TN.

4761 11/06 0101 03CHECK 281.23

This instrument is executed by Linda K. Woods for Fred H. Woods pursuant to Power of Attorney being recorded simultaneously herewith.

This is improved (X) unimproved ( ) property, known as 2718 Riverbend Dr. (House Number) (Street) Nashville, TN 37214 (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 hands this 5th day of November, 1990

Fred H. Woods by Linda K. Woods
Attorney in Fact

Linda K. Woods

STATE OF TENNESSEE }
Davidson COUNTY }

Personally appeared before me, Linda K. Woods
(Name of natural person executing the instrument)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand, at office, this 5th day of November 19 90.

My Commission Expires 5/22/93

Notary Public

(AFFIX SEAL)

STATE OF TENNESSEE }
Davidson COUNTY }

Personally appeared before me, Linda K. Woods Attorney in Fact for Fred H. Woods
(Name of officer) (Offical capacity of officer)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney in Fact for Fred H. Woods
("attorney-in-fact" or "president" or "general partner")

of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this 5th day of November 19 90.

My Commission Expires 5/22/93

Notary Public

(AFFIX SEAL)

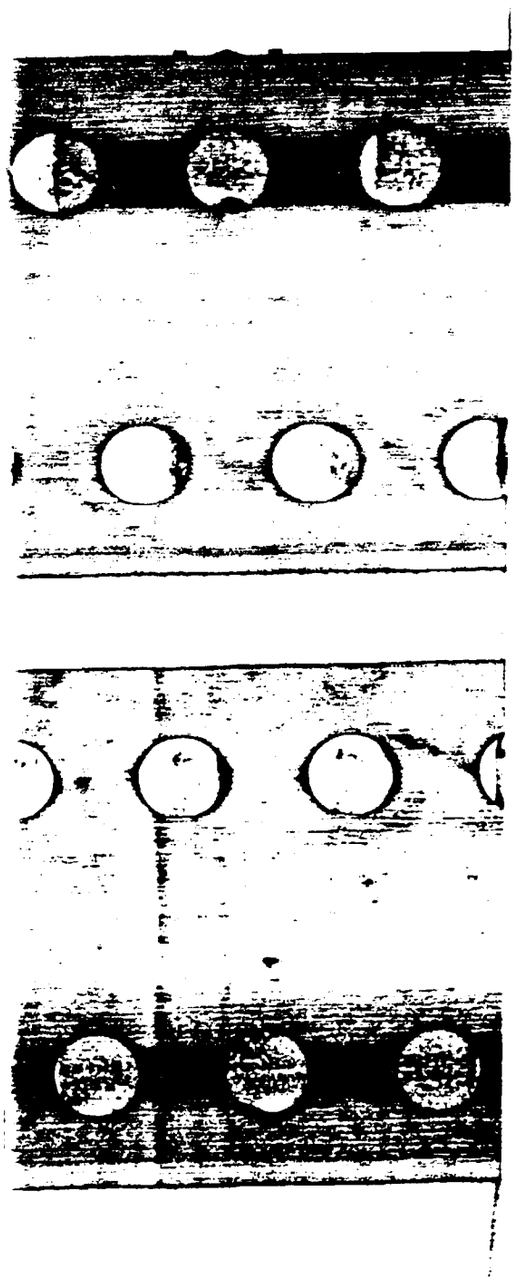
WARRANTY DEED

FROM
Fred H. Woods and wife,
Linda K. Woods

TO
Gary G. Berrier and
Terry M. Talbott

This form compliments of:

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8232 PAGE 277

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 83113.04
				CON TX 274.23
				PRFEE 1.00
				WDEED 6.00
				TOTAL 281.23
				CHECK 281.23
11/06/90	01			10:34 0001 4761

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

70449

IDENTIF. REFERENCE

NOV 6 10 33 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 370824