TT 12 7202 03S-EDK 107.55

Prepared by:
Monica D. Edwards, Esq.
112 Stahlman Building
Nashville, Tennessee 37201

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP 49-15**
Audrey Gayle Seard	Fleet Funding	Parcel 73
3431 Tisdall Drive	P.O. Drawer F-20	12DZ 96823
Whites Creek, TN 37189	Florence, SC 29501	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF **SEVEN HUNDRED ($700.00) DOLLARS,** cash in hand paid by the within named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption and agreement to pay the unpaid balance of a certain indebtedness payable to **FLEET FUNDING** in the approximate amount of $29,835.04, which deed of trust is evidenced by record in Book 7641, Page 541, Register's Office for Davidson County, Tennessee, to which reference is hereby made for complete terms and conditions thereof;

GBEMISOLA HOSKINS and husband, **ALEXANDER ALAKA,** GRANTORS, have bargained and sold, and by these presents do transfer and convey unto the said **AUDREY GAYLE SEARD,** a single individual, GRANTEE herein, her heirs and assigns certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

> **LAND** in Davidson County, Tennessee, being Lot No. 8B, of the Zone lot division of Lots 8 and 9, Phase 1 of Deer Meadows of record in Plat Book 6250, Page 51, and amending the plan of record in Book 5800, Page 270, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> **BEING** the same property conveyed to Gbemisola Hoskins and husband, Alexander Alaka, by deed from David Kuckkahn, of record in Book 7641, Page 538, and as re-recorded in Book 7726, Page 831, Register's Office for Davidson County, Tennessee.
>
> **THIS** conveyance is being made subject to and by assumption of a mortgage with an approximate balance in the amount of $29,835.04, as evidenced by Deed of Trust of record in Book 7641, Page 541, Register's Office for Davidson County, Tennessee, payable to Fleet Funding.

This is improved property known as 3431 Tisdall Drive, Whites Creek, Tennessee 37189-9219.

TO have and to hold the said tracts and parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, her heirs and assigns, forever. And GRANTORS do covenant with the said GRANTEE that GRANTORS are lawfully seized an possessed of said land in fee simple,

have good right to convey it, and the same is unencumbered, unless otherwise herein set out. And they do further covenant and bind themselves, their heirs, and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns against the lawful claims of all persons, whomsoever.

WITNESS our hands this 21ST day of November, 1990.

Gbemisola Hoskins — GBEMISOLA HOSKINS

Alexander Alaka 11/21/90 — ALEXANDER ALAKA

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GBEMISOLA HOSKINS** and husband, **ALEXANDER ALAKA**, 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, Davidson County, Tennessee, this 21st day of November, 1990.

Maura D. Edward — My Commission Expires: 11/27/93
NOTARY PUBLIC

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **THIRTY THOUSAND FIVE HUNDRED THIRTY FIVE DOLLARS AND FOUR CENTS ($30,535.04).** This is equal to or greater than the property would bring at a fair and voluntary sale.

A. Gayle Beard
AFFIANT

SWORN to and **SUBSCRIBED** before me this 21st day of November, 1990.

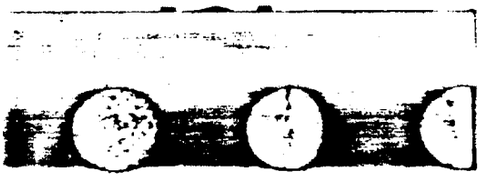
Maura D. Edward — My Commission Expires: 11/27/93
NOTARY PUBLIC

FILED
Nov 21 12 20 PM '90
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

IDENTIF. REFERENCE 74318

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8242 PAGE 25

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

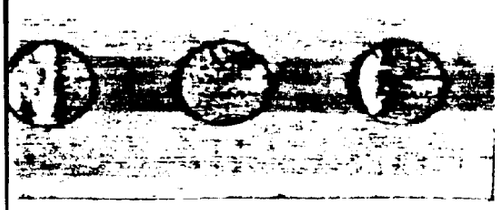
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 30535.04
				CON TX 100.65
				PRFEE 1.00
				WDEED 6.00
				TOTAL 107.65
				CHECK 107.65

11/21/90 01 12:18 0001 9384





RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



743188

IDENTIF. REFERENCE

Nov 21 12 20 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 375373