BOOK 8243 PAGE 284

FORM NO. WD-1 REV. 10-86

FILE BOX 61

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,286.63

David W. Britton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF November 1990.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WALT, DYER & JAMES, ATTYS., Suite 130, One Burton Hills Blvd., Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
David W. Britton (NAME)	SunTrust Mortgage, Inc. (NAME)	109
1421 Stewarts Ferry Pike (STREET ADDRESS OR ROUTE NUMBER)	360 Interstate N. Pk. Suite 500 (STREET ADDRESS)	Parcel 197
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Atlanta, Ga. 30339 (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, Timothy D. Malone and wife, Teresa C. Malone

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David W. Britton and wife, Dorothy P. Britton

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:

LAND in Davidson County, Tennessee, being described as follow, to-wit:

A tract consisting of 2.25 acres of land in the 4th Civil District of Davidson County, Tennessee partitioned by survey from land acquired by Ezelle and Catherine Ducan by warranty deed as recorded in Book 583, Page 267, in the records of Davidson County, Tennessee, and being Lot No. 1 Catherine Duncan Subdivision of record in Book 4715, Page 75, said Register's Office, and more particularly described as follows:

BEGINNING at the southeast corner of Duncan's property Stewarts Ferry Road at the juncture with southeast corner of land now or formerly owned by Lether L. Stewart, thence from the center line of said Stewarts Ferry RoadN10 deg. 54' 24" E. 761.35 feet to an iron stake at Corps of Engineers monument, thence along land owned by US Corps of Engineers N. 69 deg. 17' 58" W. 116.42 feet, thence in a line of land owned by Catherine Duncan S. 13 deg. 15' 16" W. 739.96 feet to a stake in the center line of Stewarts Ferry Road, thence with a line with the center of Stewarts Ferry Road S.62 deg. 56' 00" E. 151.00 feet to the beginning and containing 2.25 acres, more or less.

BEING the same property conveyed to Timothy D. Malone and wife, Teresa C. Malone by deed from Jimmy Luper and wife, Sheleah C. Luper of record in Book 6769, Page 864, said Register's Office.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Metropolitan Federal Savings & Loan Association, which has sinced

continued on back

This is unimproved ( ) improved ( ) property, known as 1421 Stewarts Ferry Pike (House Number) (Street) Hermitage, TN 37076 (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 20th day of November, 19 90

Timothy D. Malone

Timothy D. Malone

Teresa C. Malone

Teresa C. Malone

STATE OF TENNESSEE
Davidson County

BOOK 8243 PAGE 285

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy D. Malone and wife, Teresa C. Malone

the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20th day of November, 1990

Commission expires 11-27-93

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

0054 11/26 0101 03CHECK 248.89

My commission expires _____

Notary Public

STATE OF TENNESSEE
Davidson County

On this _____ day of _____, 19____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19____.

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.
NOV 26 2 57 PM '90

IDENTIF. REFERENCE 74843

My commission expires:

Notary Public

been assigned to Third National Mortgage Company of record in Book 6769, Page 873, Register's Office for Davidson County, Tennessee, and also that the account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8243 PAGE 286

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 73286.63
CON TX 241.89
PRFEE 1.00
WDEED 6.00
TOTAL 248.89
CHECK 248.89

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/26/90 01 14:55 0001 0054

74843

IDENTIF. REFERENCE

Nov 26 2 57 PM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 376030