Box 1

FORM NO. WD-1

BOOK 8264 PAGE 235

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $49,391.95

x Mark T. Cox
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF December, 1990

Lori Stephens
Notary Public

MY COMMISSION EXPIRES: October 9, 1991
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd., Suite 105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Mark T. Cox (NAME)	America's Mortgage (NAME)	119-06-0
57 Jay Street (STREET ADDRESS OR ROUTE NUMBER)	500 E. Monroe P.O. Box 6548 (STREET ADDRESS)	219.00
Nashville, TN 37210 (CITY) (STATE) (P. O. ZIP)	Springfield, IL 62708-6548 (CITY) (STATE) (ZIP)	06DA 14674

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, Danny Ray Lee and wife, Melody Lynn Lee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark T. Cox

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 Lot No. 108 part of the W.C. Miller Home Place on the Plan of Sterling Heights, Section III, of record in Plat Book 1424, Page 113, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Danny Ray Lee by deed of record in Book 7971, Page 514, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Melody Lynn Lee joins in this conveyance for the sole purpose of conveying any marital rights she may have.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to America's Mortgage Company of record in Book 7971, Page 517, said Register's Office with a present unpaid balance of approximately $49,391.95, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

The grantee futher assumes the obligation of the grantor and/or original mortgagor under the terms of any instrument, regulations or laws creating the loan to indemnify the Department of Veterans Administration or Federal Housing Administration to the extent of any claim of payment arising from the guaranty or insurance of the indebtedness.

This is { unimproved ( ) / improved (X) } property, known as 57 Jay Street, Nashville, TN 37210
(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 this 12th day of December, 1990

x Danny Ray Lee
Danny Ray Lee

x Melody Lynn Lee
Melody Lynn Lee

STATE OF TENNESSEE
Davidson County

BOOK 8264 PAGE 236

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Danny Ray Lee and wife, Melody Lynn Lee

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 Antioch, Tennessee, this 12 day of December, 1990.

Notary Public

Commission Expires October 9, 1991

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
Danny Ray Lee and wife, Melody Lynn Lee

TO
Mark T. Cox

IDENTIF. REFERENCE

81-881

Dec 27 10 25 AM '90
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

2169 12/27 0101 03CHECK 170.02

A-1

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 8264 PAGE 237

FOR _____

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 49391.95
CON TX 163.02
PRFEE 1.00
MDEED 6.00
TOTAL 170.02
CHECK 170.02

12/27/90 01 10:25 0001 2169
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

81881

IDENTIF. REFERENCE

DEC 27 10 25 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 384552