STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,046.93

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF December 19 90

Notary Public

MY COMMISSION EXPIRES: 5-20-94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 101 Cumberland Avenue, Madison, Tennessee 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel J. Francoeur (NAME)	AmSouth Mortgage Company, Inc., (NAME)	GO 6128
311 Goldie Drive (ADDRESS)	Post Office Box 847 (ADDRESS)	34-5-53
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Birmingham, Alabama 35203 (CITY) (STATE) (ZIP)	

FOR AND 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, Wade D. Shell and wife, Shirley A. Shell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel J. Francoeur and wife, Tammy C. Francoeur

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. 42 on the Map of Gatewood Subdivision, Section I, as of record in Book 3300, page 47, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Wade D. Shell and wife, Shirley A. Shell, by deed from Mark S. Friedman and wife, Teresa A. Friedman, of record in Book 6951, page 460, Register's Office for Davidson County, Tennessee.

Grantees herein, as part of the purchase price and consideration for this deed, assume and agree to pay the indebtedness evidenced by that certain deed of trust made by Mark S. Friedman and wife, Teresa A. Friedman to Collateral Investment Company which deed of trust is recorded in the office of the Register of Deeds in Book 6468, page 282, and note of even date thereby secured, in the original principal amount of $55,500.00 payable to Collateral Investment Company. And for the same consideration Grantees hereby assume the obligations of Mark S. Friedman and wife, 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 liability to the Department of Veterans Affairs is under the authority of chapter 37, title 38, of the United States Code, and supersedes any State or local law barring or limiting deficiencies following forclosure of real property.

unimproved ( )
This is improved (X) property, known as 311 Goldie Drive, Goodlettsville, Tennessee 37072
(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 20th day of December, 19 90

Wade D. Shell
Wade D. Shell

Shirley A. Shell
Shirley A. Shell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 8272 PAGE 804

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wade D. Shell and wife, Shirley A. Shell

the bargainor S 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 Madison, Tennessee, this 20th day of December 19 90.

Commission expires 5-20-92

Joyce B. Donahue
Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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_____ .

My commission expires _____

_____
Notary Public

84902

IDENTIF. REFERENCE

JAN 9 1 16 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

WARRANTY DEED

FROM

Wade D. Shell and wife, Shirley A. Shell

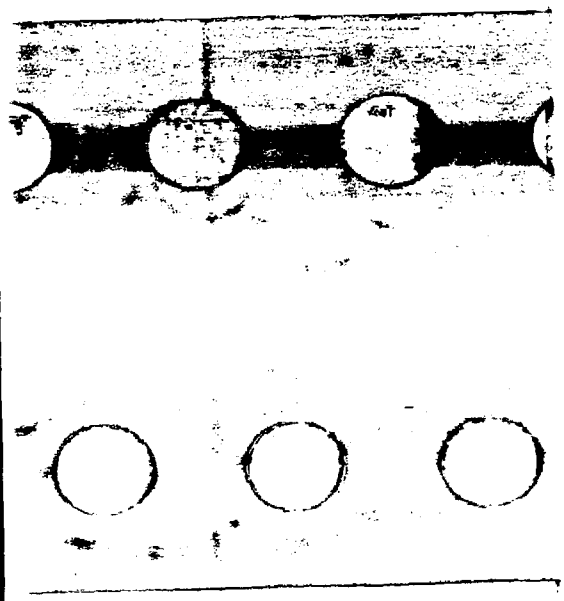
TO

Daniel J. Francoeur and wife, Tammy C. Francoeur

RETURN TO:

William D. Castleman
101 Cumberland Avenue
Madison, Tennessee 37115

4110 01/09 0101 03CHECK 201.70



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8272 PAGE 805

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 59046.93
CON TX 194.70
PRFEE 1.00
WDEED 6.00
TOTAL 201.70
CHECK 201.70

01/09/91 01 13:15 0001 4110

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

84902

IDENTIF. REFERENCE

JAN 9 1 16 PM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 388000