B64 1

FORM NO. WD-1

BOOK 8280 PAGE 715

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 93,413.34

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF January 19 91

Notary Public

MY COMMISSION EXPIRES: October 9, 1991

(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Jeffrey P. Hutton (NAME)	Fidelity Federal Savings & Loan Association (NAME)	161-10-0A
5221 Cardiff Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	141.00
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219-1788 (CITY) (STATE) (ZIP)	06DU 81394

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, Jeffrey J. Taylor and wife, Lisa R. Taylor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey P. Hutton and wife, Tracey B. Hutton

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. 117 on the Plan of Villages of Brentwood, Phase Two of record in Plat Book 6250, Page 169, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jeffrey J. Taylor and wife, Lisa R. Taylor by deed of record in Book 7776, Page 407, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to Fidelity Federal Savings & Loan Association of record in Book 7775, Page 410, said Register's Office with a present unpaid balance of approximately $88,913.34 which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

Grantees also jointly and severally hereby assume the obligations of Jeffrey J. Taylor and wife, Lisa R. Taylor under the terms of the instrument creating the loan to indemify the Veterans Administration to the extene of any claim payment arising from the guaranty or insurance for the indebtedness above mentioned.

This is unimproved ( ) improved (XX) property, known as 5221 (House Number) Cardiff Drive (Street) Nashville, TN 37211 (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 18th day of January, 19 91

Jeffrey J. Taylor

Lisa R. Taylor

STATE OF Texas
Harris County

BOOK 8280 PAGE 716

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey J. Taylor and wife, Lisa R. Taylor

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 Houston Texas, ~~Tennessee~~, this 17 day of January, 19 91.

Commission Expires 9/23/93

Notary Public

JUDITH A. GEORES
Notary Public, State of Texas
My Commission Expires 9-23-93

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___.

Commission Expires _____

_____ Notary Public

WARRANTY DEED

FROM
Jeffrey J. Taylor and wife, Lisa R. Taylor

TO
Jeffrey P. Hutton and wife, Tracey B. Hutton

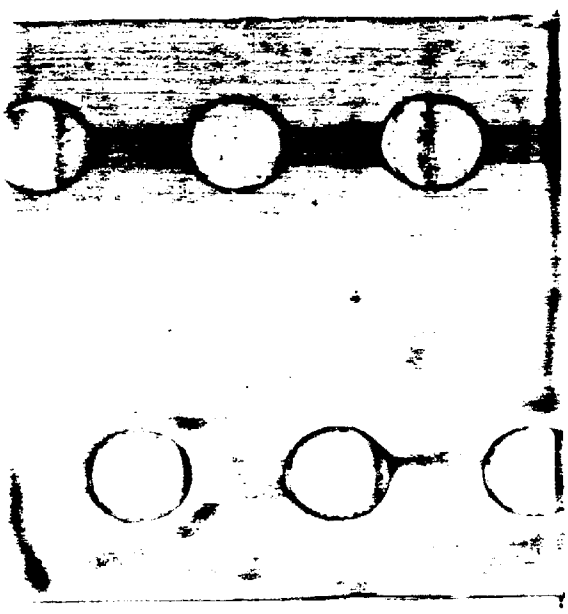
Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

IDENTIF. REFERENCE

JAN 24 10 24 AM '91
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

88170

[illegible] 1.24.1991 03:24:00 315.22



OFFICIAL RECEIPT

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

RECEIVED OF _____

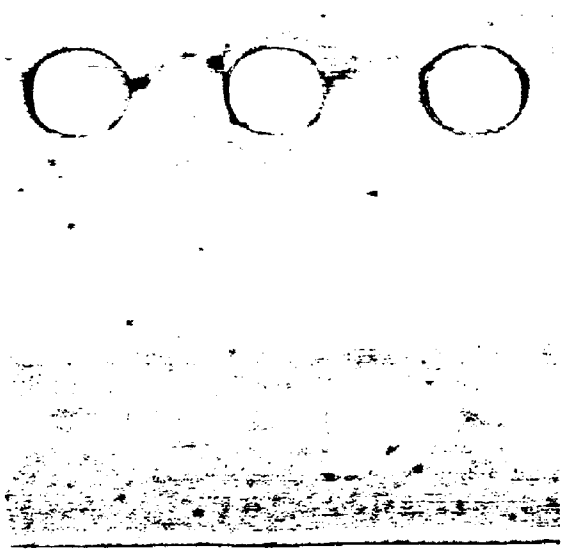
FOR _____

BOOK 8280 PAGE 717

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 9343.34



CON TX 308.22
PRFEE 1.00
WDEED 6.00
BANK 315.22
CHECK 315.22

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/24/91 01 10:22 0001 7897

88170

IDENTIF. REFERENCE

JAN 24 10 24 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 391732