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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 68,000.00

Subscribed and sworn to before me, this the 31 day of January, 19 91

My commission expires: [illegible]

Affiant: Johnny L. Spray

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 27 1993

WARRANTY DEED

Prepared by: SOUTHEAST TITLE of Tennessee, Inc. IB15002
Suite 110, 2000 Richard Jones Rd., Nashville, TN 37215

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Johnny Spray	CITYFED MORTGAGE COMPANY
514 Bounty Drive (STREET ADDRESS)	30 Warder Street (STREET ADDRESS)
Nashville, TN 37210 (CITY STATE ZIP)	Springfield, OH 45501 (CITY STATE ZIP)
MAP & PARCEL NO 095-10 89	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Bernice Lynch and wife, Carolyn Lynch

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Johnny Spray

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot Number 107 on the Plan of Elm Hill Acres, Section 2, of record in Plat Book 2331 at page 68, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Bernice Lynch and wife, Carolyn Lynch by Deed of record in Book 5766 page 347, Register's office for said County.

This conveyance is subject to taxes for the year 1991 and subsequent years, easements and restrictive covenants of record and Deed of Trust for the benefit of CITYFED MORTGAGE COMPANY, which the Grantee(s) hereby agree to assume and pay.

91 1550

IDENTIF. REFERENCE

FEB 8 10 44 AM '91

FELIX Z. [illegible] DAVIDSON COUNTY TN.

THIS IS _____ IMPROVED PROPERTY KNOWN AS 514 Bounty Drive, Nashville, TN 37210

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular 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 31 day of January, 19 91

Bernice Lynch

Carolyn Lynch

State of Tennessee
County of Davidson

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On this 31 day of January, 19 91, before me personally appeared Bernice Lynch & Carolyn Lynch to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Witness my hand and official seal.
My Commission expires:

Notary Public

My Commission Expires Nov. 27, 1993

State of Tennessee
County of

On this 31 day of January, 19 91, before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

WARRANTY DEED

5296 02/08 0101 03CHECK 231.40

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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 68000.00
CON TX 224.40
PRFEE 1.00
~~UNFED 6.00~~
~~TOTAL 231.40~~
CHECK 231.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/08/91 01 10:43 0001 5296

91550

IDENTIF. REFERENCE

FEB 8 10 44 AM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 395621