BOOK 8312 PAGE 313

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,301.15

+ Lee C. Lynch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March

Harold Reeves
Notary Public

MY COMMISSION EXPIRES: 5/[illegible]/93

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES	MAP-PARCEL NUMBERS
Lee A. & Annie R. Lynch	THE MURRAY MORTGAGE COMPANY	Map 43-6
(NAME)	(NAME)	
625 Roosevelt Avenue	P.O. BOX 809038	Par. 56
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
MADISON TN 37115	DALLAS TX 75380	11D-59910
(CITY) (STATE) (P.O. ZIP)	(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. Gary A. Juergens and Carole L. Juergens

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lee A. Lynch and wife, Annie R. Lynch

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:

BEING Lot No. 79 on the Plan of Madison Park, Section 2, of record in Book 3106, page 141, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description. This is the same description as in the previous deed of record.

BEING the same property conveyed to Gary A. Juergens and wife, Carole L. Juergens by deed from Ralph D. Juergens and wife, Kathleen M. Juergens, of record in Book 7536, page 426, Register's Office for Davidson County, Tennessee. The said parties have since divorced.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by Murray Mortgage Company of record in Book 7536, page 430 and as re-recorded in Book 7567, page 955, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account to be transferred to Grantee(s).

THIS conveyance subject to restrictive covenants of record in Book 3459, page 406; amended in Book 3460, page 337, and Book 3763, page 123; amendment to Plan of record in Book 4496, page 596; and such easements and setback lines of record in Plat Book 3106, page 141, said Register's Office.

0 0 1 3 7

IDENTIF. REFERENCE

MAR 19 12 45 PM '91

FELIX A. DAVIDSON COUNTY TN.

unimproved ( )
This is improved (X) property, known as 625 Roosevelt Avenue MADISON TN 37115
(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 Whereever 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 15th day of March, 1991

Gary A. Juergens
Gary A. Juergens

Carole L. Juergens
Carole L. Juergens

STATE OF TENNESSEE }
Davidson COUNTY }

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Personally appeared before me, Gary A. Juergens and Carole L. Juergens
(Name of natural person executing the instrument)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that t he y executed the within instrument for the purposes therein contained. Witness my hand, at office, this 15th day of April 19 91.

My Commission Expires 5-22-93

Notary Public

(AFFIX SEAL)

_____ STATE OF TENNESSEE }
_____ COUNTY }

Personally appeared before me, _____
(Name of officer) (Offical capacity of officer)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, 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" or "president" or "general partner")

of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this _____ day of _____ 19_____.

My Commission Expires _____

Notary Public

(AFFIX SEAL)

WARRANTY DEED

FROM

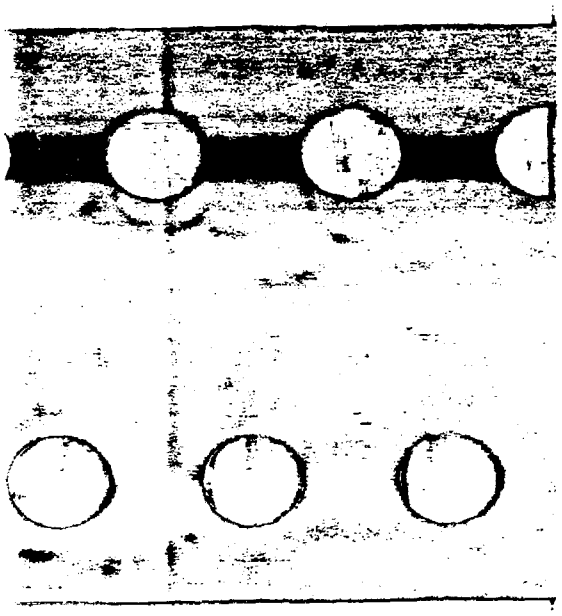
TO

This form compliments of:

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679

4734 03/19 0101 03CHECK 222.49



OFFICIAL RECEIPT

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

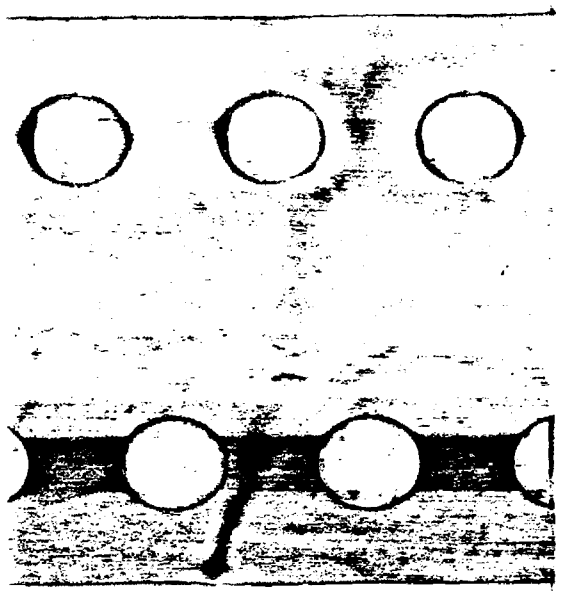
RECEIVED OF _____

FOR _____

BOOK 8312 PAGE 315

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	65301.15
CON TX	215.49
PRFEE	1.00
WDEED	6.00
TOTAL	222.49
CHECK	222.49

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 45 0001 4734

00137

IDENTIF. REFERENCE

MAR 19 12 45 PM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 405493