This instrument prepared by:
J. Michael Jacobs, Esq.
JACOBS, HOLT & MASTEN
311 White Bridge Road
Nashville, Tennessee 37209
615/353-0930

BOOK 8313 PAGE 922

Address New Owner(s)	Send Tax Bills to:	Map-Parcel No.
Richie Allen Humphrey 4104 Wyoming Avenue Nashville, Tennessee 37209	Cenlar Federal Savings Bank 101 Carnegie Center Princeton, N. J. 08543 ATTN: TAX DEPARTMENT	Map 103-4 Parcel 284 FB# 25W2700

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid and other good and valuable considerations, receipt of all of which is hereby acknowledged, including Grantees assumption of a Note by M. T. Maskew, Jr. and Wife, Patricia Maskew to Atlantic Coast Mortgage Company and assumed by Grantors herein (now owned by Cenlar Federal Savings Bank) in the original principal amount of Forty-eight Thousand Fifty ($48,050.00) Dollars, and the present approximate principal balance of Forty-six Thousand Three Hundred Fifty-five & 89/100 ($46,355.89), J.B. & ASSOCIATES, a Tennessee General Partnership composed of John R. Dean and Bessie K. Holmes, the Grantor herein, has bargained and sold, and by these presents do transfer and convey unto the said RICHIE ALLEN HUMPHREY , the GRANTEE herein, his heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 27 on the Map of Charlotte Avenue Church of Christ Addition to West Nashville, of record in Book 547 at page 199, Register's Office for said County.

Said Lot No. 27 fronts 50 feet on the northerly margin of Wyoming Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to J.B. & Associates, a Tennessee General Partnership, by deed from M. T. Maskew, Jr. and Wife, Patricia Maskew, of record in Book 7522, Page 146, Register's Office for Davidson County, Tennessee.

John R. Dean's spouse, Josephine S. Dean, joins in this conveyance to convey her marital interest, if any, in said property.

This is improved property, known as 4104 Wyoming Avenue, Nashville, Davidson County, Tennessee 37209.

0U738

IDENTIF. REFERENCE

MAR 21 '91

5396 03/21 0101 03CHECK 160.12

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever. And we do covenant with the said GRANTEE 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 GRANTEE, his heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever 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 hands this 15 day of March, 1991.

J.B. & ASSOCIATES

By: John R Dean
JOHN R. DEAN, Partner

By: Bessie K. Holmes
BESSIE K. HOLMES, Partner, Unmarried

Josephine S Dean
JOSEPHINE S. DEAN

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, of the state and county aforesaid, personally appeared John R. Dean and Bessie K. Holmes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledge themselves to be partners of J.B. & ASSOCIATES, the within named bargainor, a partnership, and that they, as such partners, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as partners.

WITNESS my hand and seal this 15 day of March, 1991.

Michael Jacobs
NOTARY PUBLIC

My commission expires: 10-9-91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

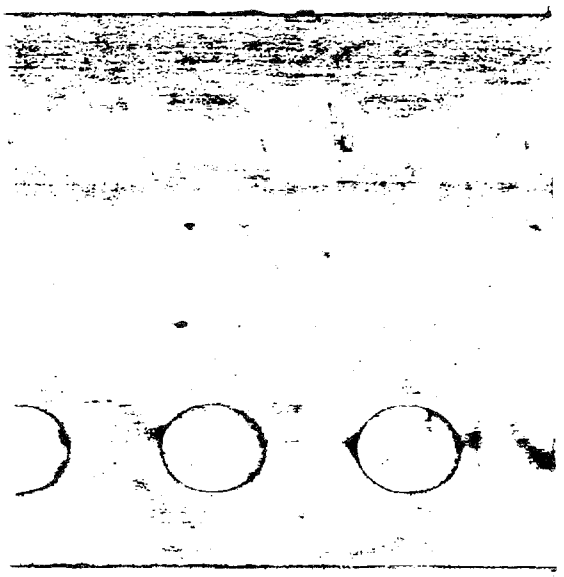
The actual consideration for this transfer or value of property (whichever is greater) is $ 46,355.89. This is equal to or greater than the property would bring at a fair and voluntary sale.

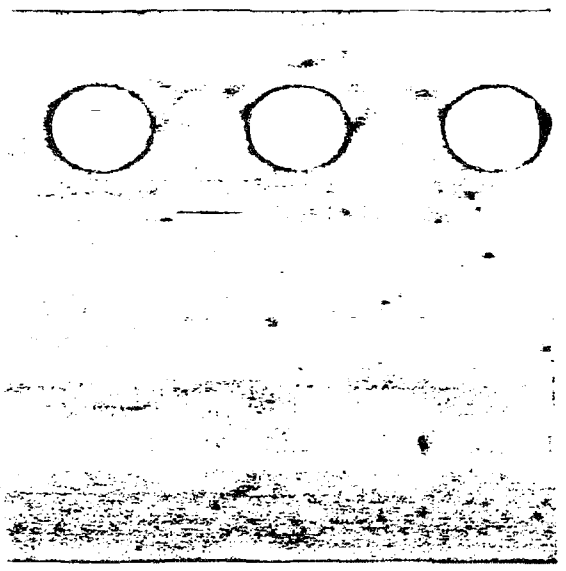
Richie Allen Humphrey
RICHIE ALLEN HUMPHREY

Sworn to and subscribed before me this 15 day of March, 1991.

Michael Jacobs
NOTARY PUBLIC

My commission expires: 10-9-91





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8313 PAGE 924

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	46355.89
CON TX	153.12
PRFEE	1.00
WDEED	6.00
TOTAL	160.12
CHECK	160.12

03/21/91 01 12:34 0001 5396

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0U730

IDENTIF. REFERENCE

MAR 21 [illegible]

DAVIDSON COUNTY

No. 406146