ASSUMPTION WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain Deed of Trust dated December 30, 1975, of record in Book 4985, page 160, Register's Office for Davidson County, Tennessee, and as assigned by instrument of record in Book 7112, page 362, Register's Office for Davidson County, Tennessee to AMSOUTH MORTGAGE COMPANY, INC. and promissory note of even date thereby secured, in the present principal amount of THIRTY-TWO THOUSAND TWO HUNDRED TWELVE AND 31/100 ($32,212.31) DOLLARS, being payble to the order of AMSOUTH MORTGAGE COMPANY, INC., which debt the grantees herein assume and agree to pay as part payment of the purchase price. SAVIT INCORPORATED, a Delaware Corporation, hereinafter called the Grantor, has this day bargained and sold and by these presents does hereby transfer and convey unto RANDALL E. DUBOIS and wife, LORRAINE S. DUBOIS, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land, lying and being located in Davidson County, State of Tennessee, described as follows, to-wit:

LOT NO. 16, on the Plan of Pasquo Park, Section Two, as of record in Book 3600, page 77, Register's Office for Davidson County, Tennessee, described as follows, to-wit:

SAID LOT NO. 16 fronts 100 feet on the Easterly side of Kittrell Road and extends back 316.8 feet on the Northerly line and 315.5 feet on the Southerly line to a dead line measuring 100.0 feet thereon.

BEING THE SAME PROPERTY CONVEYED to SAVIT INCORPORATED, A Delaware Corporation, by Warranty Deed from James D. Grubbs and wife, Thelma E. Grubbs, as recorded in Book 7553, page 85, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said Grantees, their heirs and assigns, forever.

AND GRANTOR DOES FURTHER COVENANT with Grantees, that it is lawfully seized and possessed of said land, in fee simple, has a good right to convey it, and that it is unencumbered except as follows:

1. Davidson County taxes for year ending 1991 are a lien against the property but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument with Grantor paying its prorata part thereof to Grantees who will have the responsibility of paying said taxes when they become due and payable.

2. Subject to Restrictive Covenants of record in Book 3870, page 12, Register's Office for Davidson County, Tennessee.

3. Subject to the Plan of Pasquo Park, Section Two, of record in Book 3600, page 77, Register's Office for Davidson County, Tennessee.

4. Property is located within the areas designated as Special Flood Hazard, "Zone A,B,C" on NFIP Map No. 470040-0262C, which is the latest map received as of date.

Subject to Deed of Trust of record in Book 4985, page 160, Register's Office for Davidson County, Tennessee, and as assigned by instrument of record in Book 7112, page 362, said Register's Office.

AND GRANTOR DOES FURTHER COVENANT AND BIND ITSELF, its successors and assigns, to warrant and forever defend the title to said property, to the Grantees, their heirs and assigns, against the lawful claims of all persons, whosoever.

IN WITNESS WHEREOF the grantor has hereunto set its official hand and seal on this the 27 day of March, 1991.

SAVIT INCORPORATED

BY: _____
JAMES D. GRUBBS
PRESIDENT

****

STATE OF ALASKA)
)
MUNICIPELITY OF ANCHORAGE

PERSONALLY APPEARED BEFORE ME, the undersigned, a Notary Public in and for said County and State, the within named JAMES D. GRUBBS, the Bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is the President of SAVIT INCORPORATED, A Delaware Corporation, 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 AND OFFICIAL SEAL at EAGLE RIVER, State of Alaska, this 27th day of March, 1991.

5/28/93
My Commission Expires:

Carol A. Taylor
Notary Public

****

2105 04/04 0101 03CHECK 287.17

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, which ever is greater, is $84,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Randall E. DuBois
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME this 3 day of ~~March~~ April, 1991.

4-21-93
My Commission Expires:

Notary Public

****

SEND TAX STATEMENTS TO:

AMSOUTH MORTGAGE COMPANY, INC.
P.O. BOX 847
BIRMINGHAM, ALABAMA 35201
WCET 91-1038

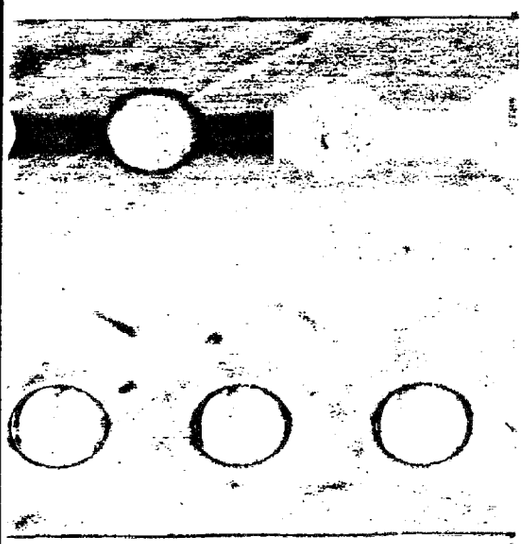
PICK-UP

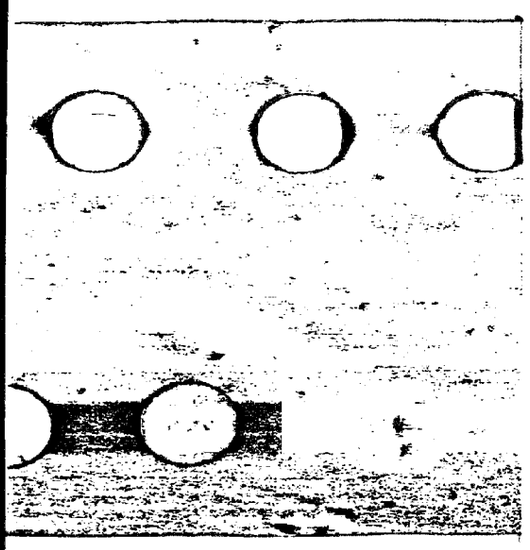
NEW OWNER(S):

RANDALL E. AND LORRAINE S. DUBOIS
5099 KITTRELL ROAD
NASHVILLE, TENNESSEE 37221
Field Book 09D55010
Map & Parcel #156-13/3.

04324
IDENTIF. REFERENCE
APR 4 11 29 AM '91
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

THIS INSTRUMENT PREPARED BY:
PATRICIA QUINN ROBERTSON
ATTORNEY
308 PUBLIC SQUARE
FRANKLIN, TENNESSEE 37174





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8324 PAGE 445

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 84900.00
CON TX 280.17
PRFEE 1.00
WDEED 6.00
TOTAL 287.17
CHECK 287.17

04/04/91 01 11:29 0001 2105

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04324

IDENTIF. REFERENCE

APR 4 11 29 AM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 410202