FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

John G. Donegan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF April 19 91

Notary Public

MY COMMISSION EXPIRES: 9/25/93

(AFFIX SEAL)

BOOK 8338 PAGE 499

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney
Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203

ADDRESS NEW OWNER (S) AS FOLLOWS	~~XXXXXXXXXX~~ Mortgagee:	MAP-PARCEL NUMBERS
John G. Donegan (NAME)	COUNTRYWIDE FUNDING CORPORATION (NAME)	141-11-0-A-36CO
7570 Rolling River Parkway (STREET ADDRESS OR ROUTE NUMBER)	155 N. Lake Ave., P.O. Box 7137 (STREET ADDRESS)	09D-68185
Nashville, TN 37221 (CITY) (STATE) (P.O. ZIP)	Pasadena, CA 91109-7137 (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, WE, Theresa Jane Stutts, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John G. Donegan and wife, Cindy D. Donegan

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. 176, on the Plan of Rolling River Estates, Phase IV, of record in Book 5200, pages 184 and 185, Register's Office for Davidson County, Tennessee.

SAID Lot No. 176 fronts 83.08 feet on the southeasterly margin of Rolling River Parkway and extends back between parallel lines, 145.00 feet to a dead line.

BEING the same property conveyed to Theresa Jane Stutts, from Randall Roger Stutts, pursuant to Final Decree, Docket No. 87D-1686, of record in Book 170A, page 405, Fourth Circuit Court of Davidson County, Tennessee.

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of Rolling River Estates, Phase IV, as said areas are set forth and defined in Restrictions of record in Book 4788, page 950; Book 4871, page 640; Book 4892, page 689; and Book 5463, page 238; By-Laws of record in Book 4892, page 679; and Charter of Rolling River Estates, Inc. of record in Book 4892, page 671, and amended in Book 8276, page 552; Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars.

9423 04/28 0101 03CHECK 353.50

unimproved ( )
This is improved (XX property, know as 7570 Rolling River Parkway, Nashville, TN 37221
(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 convenant 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 her hand this 25th day of April, 19 91

Theresa Jane Stutts
Theresa Jane Stutts

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Theresa Jane Stutts

the bargainor, with whom I am personally acquainted, * and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of April 1991

Commission expires 9/25/93

Notary Public

* or proved to me on the basis of satisfactory evidence.

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted * and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

* or proved to be on the basis of satisfactory evidence.

WARRANTY DEED

FROM
Theresa Jane Stutts,

Unmarried

TO
John G. Donegan and wife,

Cindy D. Donegan

I. DYKE TATUM, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

IDENTIF. TREFERENCE

09726

APR 26 10 34 AM '91

FELIX Z. HUDSON
DAVIDSON COUNTY TN

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	105000.00
CON TX	346.50
PRFEE	1.00
WDEED	6.00
TOTAL	353.50
CHECK	353.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/26/91 01 10:31 0001 8423

09726

IDENTIF. REFERENCE

APR 26 10 34 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 416425