FILE NO. 28913 FILE BOX "7"

BOOK 8351 PAGE 682

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,709.46

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MAY, 19 91

Notary Public

MY COMMISSION EXPIRES: 11-22-92

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JODY DOWDELL, III et ux	BancBoston Mortgage Corporation	173-1-237
(NAME)	(NAME)	
312 Cedarcreek Drive	Post Office Box 44090	5DU 77043
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN. 37013	Jacksonville, Florida 32256	
(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, WE, WILLARD A. DEASON, JR., and wife, JUDY K. DEASON, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JODY DOWDELL, III and wife, TERESA D. DOWDELL, 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. 42 on the Plan of Monte Carlo, Section 5, of record in Plat Book 6250, Page 383, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Willard A. Deason, Jr., and wife, Judy K. Deason by deed from Union Construction Company (a Tennessee Corporation), of record in Book 7574, Page 309, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to GERMANTOWN TRUST, of record in Book 7574, Page 314, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. SAID LOAN IS NOW WITH BANCBOSTON MORTGAGE CORPORATION.

This is (unimproved ( ) improved (X)) property, known as 312 Cedarcreek Drive, Antioch, Tennessee 37013
(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. 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 our hands this 1st day of May, 19 91

By: Willard A. Deason, Jr. attn. in fact
WILLARD A. DEASON, JR.

By: Judy K. Deason, attn. in fact
JUDY K. DEASON

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor_____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

_____Notary Public

Commission Expires_____

STATE OF TENNESSEE
Davidson County

Before me, _____a Notary Public in and for the State and County aforesaid, personally appeared _____

_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____

_____of the _____

a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____day of _____, 19____.

_____Notary Public

Commission Expires_____

1956 05/14 0101 03CHECK 260.11

WARRANTY DEED

FROM

TO

FELIX Z. [illegible]
DAVIDSON COUNTY TN.

May 11 2 56 PM '91

IDENTIF. REFERENCE

14195

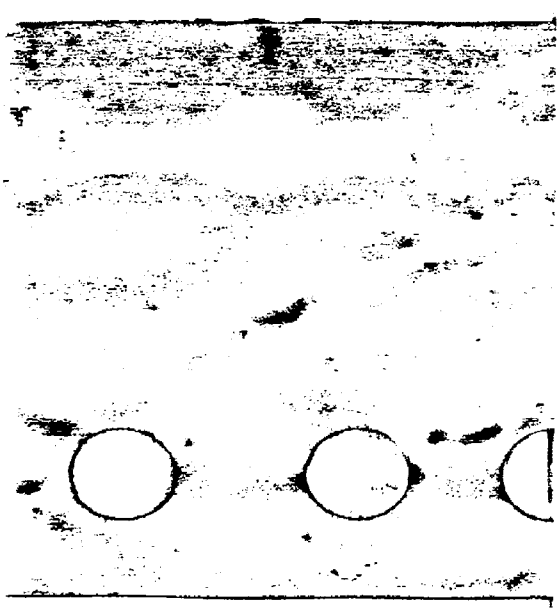
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

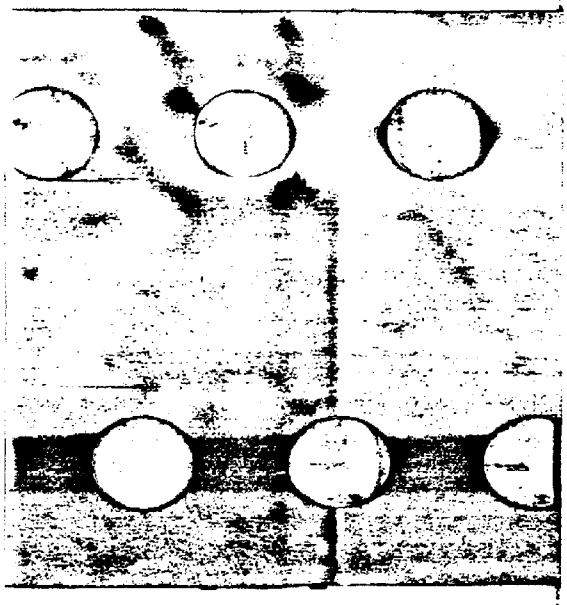
On this the 1st day of May, 1991, before me personally appeared CHESSIE SCOTT, to be the person who executed the foregoing instrument in behalf of WILLARD A. DEASON, JR., and wife, JUDY K. DEASON, as their attorney-in-fact, and acknowledged that she executed the same as the free act and deed of the said WILLARD A. DEASON, JR., and wife, JUDY K. DEASON, as though they had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 1st day of May, 1991.

James L. Davis, Jr.
NOTARY PUBLIC

My Commission Expires: 11-21-92





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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	76709.46
STATETX	253.11
PRFEE	1.00
WDEED	6.00
TOTAL	260.11
CHECK	260.11

05/14/91 01 14:56 0001 1956

14195

IDENTIF. REFERENCE

MAY 14 2 56 PM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 421565