COPY

FORM NO. WD-1

BOOK 8360 PAGE 449

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 96,349.97

James V. Wright
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF May, 19 91

Notary Public

MY COMMISSION EXPIRES: October 9, 1991
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Gary B. Fisher, Attorney, 2711 Murfreesboro Rd., Suite 105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
James V. Wright (NAME)	Chemical Mortgage Company (NAME)	150-09-0
337 Cedarcliff Road (STREET ADDRESS OR ROUTE NUMBER)	101 East Town Street (STREET ADDRESS)	215.03
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Columbus, Ohio 43215 (CITY) (STATE) (ZIP)	02DX 05533

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, Paul N. Ronningen and wife, Teresa R. Ronningen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James V. Wright

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. 143 on the Subdivision Plan of Forest View Park, Phase II, Section V, of record in Plat Book 6250, Page 458 Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Paul N. Ronningen and wife, Teresa R. Ronningen by deed of record in Book 6878, Page 667, Register's Office for Davidson County, Tennessee.
This conveyance is subject to any and all existing restrictions and easements of record.
This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to Atlantic Coast Mortgage Company of record in Book 6878, Page 670, and assigned to Chemical Mortgage Company said Register's Office with a present unpaid balance of approximately $84,349.97, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.
The grantee futher assumes the obligation of the grantor and/or original mortgagor under the terms of any instrument, regulations or laws creating the loan to indemnify the Department of Veterans Administration or Federal Housing Administration to the extent of any claim of payment arising from the guaranty or insurance of the indebtedness.
This instrument is executed on behalf of Paul N. Ronningen by Teresa R. Ronningen as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book _____, Page _____, in the Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as 337 Cedarcliff Road, Antioch, TN 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 hand s this 24th day of May, 19 91

Paul N. Ronningen
By: Paul N. Ronningen Teresa R. Ronningen
Teresa R. Ronningen, Attorney-in-fact Teresa R. Ronningen
Teresa R. Ronningen, Atty-in-fact Teresa R. Ronningen

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 Teresa R. Ronningen

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

Witness my hand and official seal at [illegible], Tennessee, this 24th day of May, 19 91.

Notary Public

Commission Expires [illegible]

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 _____

WARRANTY DEED

FROM 17461
Paul N. Ronningen and wife, Teresa R. Ronningen

TO
James V. Wright

IDENTIFICATION

MAY 28 2 08 PM '91

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

5797 05/28 0101 03CHECK 324.79

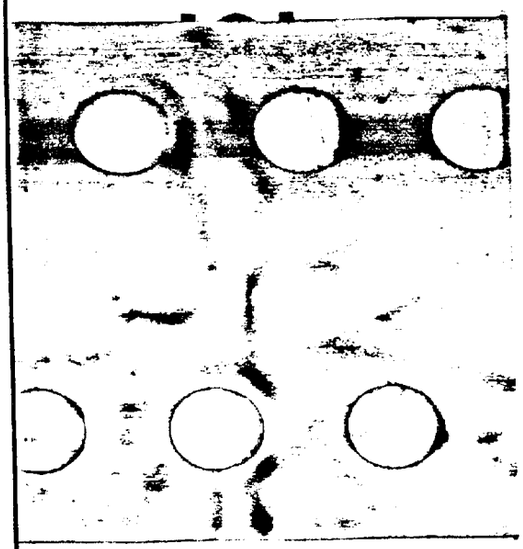
STATE OF TENNESSEE
COUNTY OF DAVIDSON

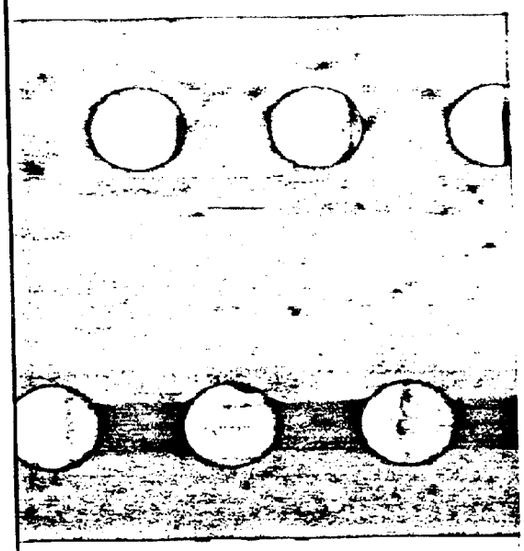
On this 23rd day of May, 1991 before me personally appeared Teresa R. Ronningen the person who executed the foregoing instrument on behalf of Paul N. Ronningen, and acknowledged that she executed the same as the free act and deed of the said Paul N. Ronningen, and through Power of Attorney granted her by the said Paul N. Ronningen.

Notary Public

Commission Expires:10-9-91

NOTARY PUBLIC AT LARGE STATE OF TENN.





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 96349.97
CON TX 317.79
PRFEE 1.00
WDEED 6.00
TOTAL 324.79
CHECK 324.79

05/28/91 01 14:10 0001 5797

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17461

IDENTIFICATION REFERENCE

MAY 28 2 09 PM '91

No. 425356