BOOK 8363 PAGE 437

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,298.83

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME; THIS THE 30th DAY OF May 19 91

Notary Public

MY COMMISSION EXPIRES: 5/22/93

(AFFIX SEAL)

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES	MAP-PARCEL NUMBERS
Van E. & Terri L. McMinn (NAME)	Chemical Mortgage Company (NAME)	Map 119-01
117 Rose Street (STREET ADDRESS OR ROUTE NUMBER)	101 East Town Street (STREET ADDRESS)	Par. 332
Nashville, TN 37210 (CITY) (STATE) (P.O. ZIP)	Columbus, Ohio 43215 (CITY) (STATE) (ZIP)	6DA-15849

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. Donald Thomas Hagan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Van E. McMinn and wife, Terri L. McMinn

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:

BEING Lot No. 45 on the Map of Subdivision of Lots Nos. 7, 8, 9 and 10 of Cumberland Nursery Plan, of record in Book 332, page 36, said Register's Office.

SAID Lot No. 45 fronts 50 feet on the southerly side of Rose Street and runs back between parallel lines 150 feet to an alley. Said Lot No. 45 runs back with the easterly margin of said alley.

BEING the same property conveyed to Donald Thomas Hagan by deed from Mark A. Miller and wife, Jean D. Miller of record in Book 8162, page 765, Register's Office for Davidson County, Tennessee.

This is the same description as in the previous deed of record.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by Chemical Mortgage Company of record in Book 7209, page 847, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account and insurance to be transferred to Grantee(s).

18454

IDENTIFICATION

MAY 31 2 06 PM '91

THIS conveyance subject to such easements and setback lines of record in Book 332, page 36, Register's Office for Davidson County, Tennessee.

Tresa Hagan joins in the execution of this instrument to convey whatever rights, especially whatever marital rights she may have.

This is improved ( ) unimproved (X) property, known as 117 Rose Street Nashville, TN 37210
(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 Whereever 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 30th day of May, 19 91

Donald Thomas Hagan

Tresa Hagan

STATE OF TENNESSEE)
Davidson COUNTY)

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Personally appeared before me, Donald Thomas Hagan and Tresa Hagan
(Name of natural person executing the instrument)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that t he y executed the within instrument for the purposes therein contained. Witness my hand, at office, this 30th day of May 19 91.

My Commission Expires 5/22/93

Notary Public

(AFFIX SEAL)

STATE OF TENNESSEE)
COUNTY)

Personally appeared before me,
(Name of officer) (Offical capacity of officer)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the

("attorney-in-fact" or "president" or "general partner")

of 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, at office, this _____ day of _____ 19_____.

My Commission Expires _____

Notary Public

(AFFIX SEAL)

WARRANTY DEED

FROM

Donald Thomas Hagan

TO

Van E. McMinn and wife,
Terri L. McMinn

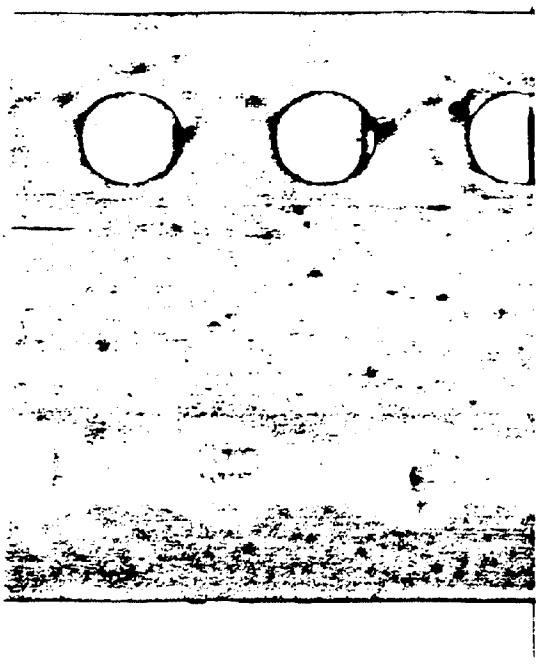
6958 05/31 0101 03CHECK 166.36

This form compliments of:

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679





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 48298.83
CON TX 159.39
PRFEE 1.00
WDEED 6.00
TOTAL 166.39
CHECK 166.39

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/31/91 01 14:07 0001 6958

18454

IDENTIFICATION REFERENCE

Mar 31 2 06 PM '91

No. 426505