45

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,073.46

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF June 1991.

Notary Public

MY COMMISSION EXPIRES 1/24/93

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

RICHARD A. NORTHCUTT - 25 CENTURY BLVD., SUITE 202 - NASHVILLE, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Maurice E. Howard (NAME)	Commercial Federal Mortgage (NAME)	96-110-A
326 Hickory Place (STREET ADDRESS OR ROUTE NUMBER)	2120 South 72nd St., Suite 400 (STREET ADDRESS)	56.00 CO
Nashville, TN 37214 (CITY) (STATE) (P O ZIP)	Omaha, NE 68124 (CITY) (STATE) (ZIP)	03DZ86329

FOR AND 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, Charlotte Ann Speakman, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Maurice E. Howard and wife, Marsha G. Howard

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 Unit G-6, Phase V, Hickory Place Condominiums, of record in Amendment to the Master Deed of Hickory Place Condominums in Book 7015, page 187 and referred to as Exhibit "C" found at page 190. Unit G-6 being part of the Unit Plan for Phases 2-8, Section I, Hickory Place Condominums of record in Plat Book 6250, page 795; all references of record in the Register of Deeds Office for Davidson County, Tennessee, to which plat reference is being made for a more complete description.

BEING the same property conveyed to Charlotte Ann Speakman, unmarried, by deed from Kenneth R. Speakman and wife, Reba Speakman, of record in Book 7922, Page 182, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Kenneth R. Speakman and wife, Reba L. Speakman, and Charlotte Ann Speakman, unmarried, to Roger K. Yates, Trustee, for Homeland Mortgage Corporation, dated March 27, 1987, and filed for record in Book 7194, Page 88, Register's Office for said County, with an unpaid principal amount of approximately $ 61,173.46, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

26988

IDENTIFICATION REFERENCE

JUL 1 9 22 AM '91

7251 07/01 0101 03CHECK 221.83

This is improved XX ( ) unimproved property, known as 326 Hickory Place, Nashville, TN 37214
(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 heir 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 covey 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 my hand this 27th day of June, 19 91

Charlotte Ann Speakman

BOOK 8387 PAGE 349

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charlotte Ann Speakman, unmarried

the bargainor _____, with whom I am personally acquainted/and who acknowledged that (or proved to me on the basis of satisfactory evidence) she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of June, 1993.

Commission expires 7/24/93

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted/and who (or proved to me on the basis of satisfactory evidence) upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute 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

WARRANTY DEED

FROM

Charlotte Ann Speakman

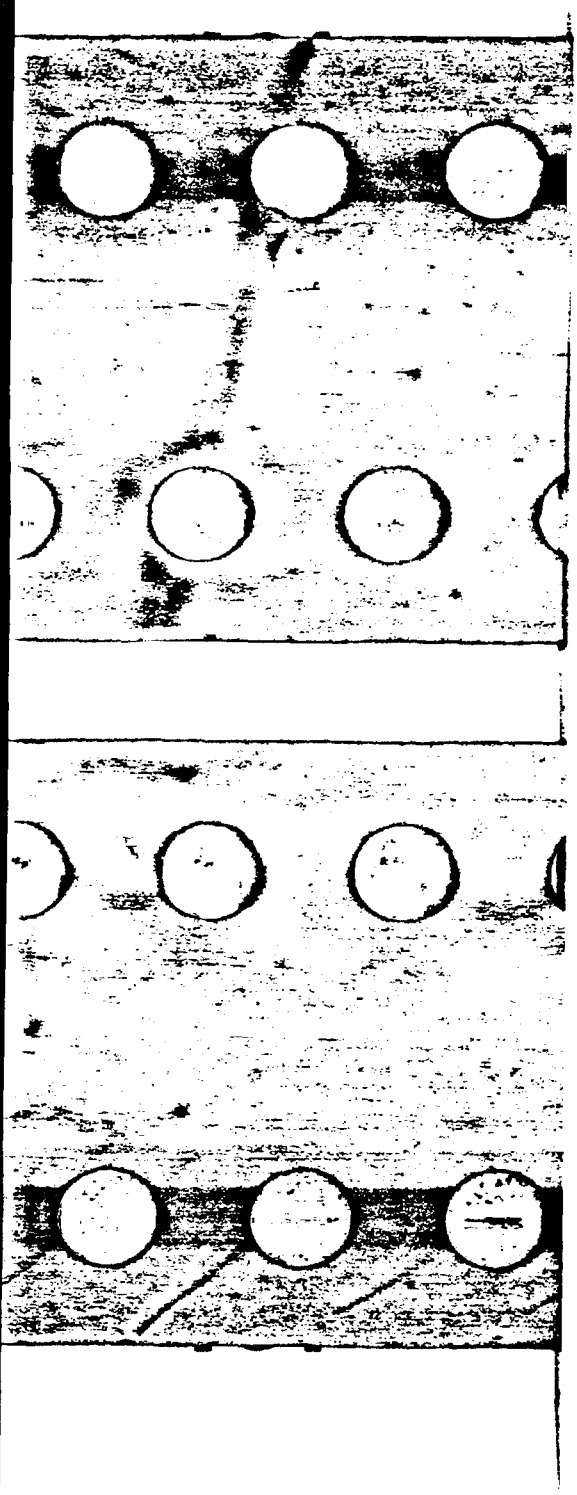
TO

Maurice E. Howard
Marsha G. Howard

RETURN TO:

METROPOLITAN ESCROW, INC.
25 Century Blvd., Suite 202
Nashville, TN 37214

RICHARD A. NORTHCUTT
ATTORNEY-AT-LAW
25 Century Blvd., Suite 202
Nashville, TN 37214



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8387 PAGE 350

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 65073.46
				CON TX 214.83
				PRFEE 1.00
				WDEED 6.00
				TOTAL 221.83
				CHECK 221.83

07/01/91 01 09:24 0001 7251

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26988

IDENTIF REFERENCE

JUL 1 9 22 AM '91

No. 436324