FILE BOX 45

BOOK 8411 PAGE 314

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,466.26/

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 1991

Notary Public

MY COMMISSION EXPIRES: 5/7/95

(AFFIX SEAL)

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
Charlotte Ann Speakman (NAME)	Shearson Lehman Hutton Mortgage Corp. (NAME)	MAP 85-7
228 Downeymeade Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 1201 (STREET ADDRESS)	PARCEL 49
Nashville, TN 37214 (CITY) (STATE) (P.O ZIP)	San Bernardino, CA 92402 (CITY) (STATE) (ZIP)	03DZ63714

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, Joe Carl Youree and wife, Donna G. Youree

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charlotte Ann Speakman, unmarried

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. 218, on the plan of Stanford Country Club Estates, Section 4, of record in Plat Book 2900, Page 83 & 84, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Joe Carl Youree, married by deed from Patrick Richard Harper, single, of record in Book 7293, Page 647, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 3066, Page 219; and Book 3127, page 370, Register's Office for said County.

This conveyance is subject to a Sewer Easement of record in Book 5162, page 541, said Register's Office.

This conveyance is subject to a Deed of Trust executed by Joe Carl Youree and wife, Donna G. Youree, to D. Gene Merrill and Frederick E. Brooks, Trustees, for Atlantic Coast Mortgage Company, dated July 6, 1987, and filed for record in Book 7293, Page 650, Register's Office for said County, with an unpaid principal amount of approximately $ 85,966.26, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

This is unimproved ( ) improved (XX) property, known as 228 Downeymeade Drive, 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 our hand s this 31st day of July, 19 91

Donna G. Youree

Joe Carl Youree

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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 Joe Carl Youree and wife, Donna G. Youree

the bargainor S, with whom I am personally acquainted/and who acknowledged that they (or proved to me on the basis of satisfactory evidence) executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of July, 19 91.

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 his oath himself (or proved to me on the basis of satisfactory evidence) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) 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

Joe Carl Youree
Donna G. Youree

TO

Charlotte Ann Speakman

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

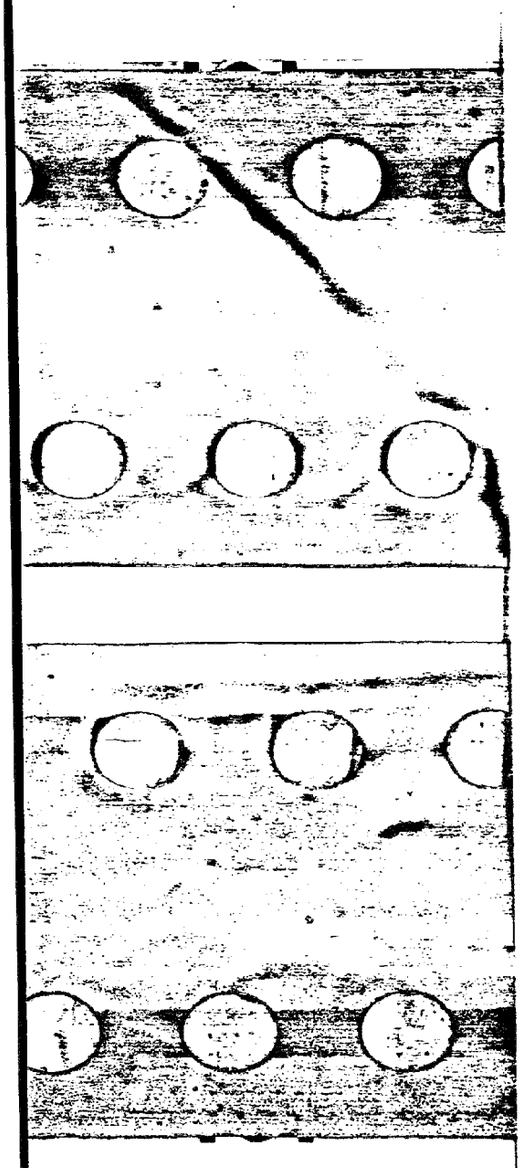
3.5.8.4.5.

IDENTIFICATION REFERENCE

AUG 1 2 40 PM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

356.52 TO TO/80 5966 CKECK



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 94466.26
				CON TX 349.52
				PRFEE 1.00
				WDEED 6.00
				TOTAL 356.52
				CHECK 356.52
			08/01/91 01	14:43 0001 9795

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3.5.8.4.5.

IDENTIFICATION REFERENCE

AUG 1 2 40 PM '91

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 446393