FILE NO. 29171 FILE BOX "7"

FORM NO. WD-1

BOOK 8424 PAGE 62

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,126.97

X Anthony D. Mayes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF AUGUST, 19 91

Janet L. Davis
Notary Public

MY COMMISSION EXPIRES: 11-27-92
(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
ANTHONY D. MAYES, et ux (NAME)	SHEARSON LEHMAN HUTTON MTG. CORP. (NAME)	150-9-107
3037 Kinwood Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1201 (STREET ADDRESS)	2DX 5425
Antioch, TN. 37013 (CITY) (STATE) (P.O. ZIP)	San Bernardino, California 92402 (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, JOSEPH RANDOLPH ROYCROFT and wife, DEBRA LYNNE ROYCROFT,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANTHONY D. MAYES and wife, CHERYL D. MAYES,

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. 43 on the Plan of Forest View Park Section Four, Phase Two, as of record in Plat Book 5200, Page 674, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Joseph Randolph Roycroft and wife, Debra Lynne Roycroft, by deed from James M. Furey and wife, Carol A. Furey, of record in Book 7022, Page 333, 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 ATLANTIC COAST MORTGAGE COMPANY, of record in Book 7022, Page 336, 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 SHEARSON LEHMAN HUTTON MORTGAGE CORPORATION.

unimproved / This is improved X property, known as 3037 Kinwood 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 15th day of August, 19 91

Joseph Randolph Roycroft
JOSEPH RANDOLPH ROYCROFT

X Debra Lynne Roycroft
DEBRA LYNNE ROYCROFT
by Joseph Randolph Roycroft
Atty. in fact.

STATE OF TENNESSEE
Davidson County

THE UNDERSIGNED BOOK 8424 PAGE 63

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

the bargainor_____, 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.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of August, 19 91.

Commission Expires 11-21-92

_____ Notary Public

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 40294
FROM
TO
FEE $ 1.00 TAX $ 325.57
Aug 20 1 41 PM '91

5003 08/20 0101 03CHECK 325.57

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 15th day of August, 1991, before me personally appeared JOSEPH RANDOLPH ROYCROFT, to be known to be the person who executed the foregoing instrument in behalf of DEBRA LYNNE ROYCROFT, as her attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said DEBRA LYNNE ROYCRAFT, as though she personally had acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 15th day of August, 1991.

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 TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 86126.97
CON TX 318.57
PRFEE 1.00
WDEED 6.00
TOTAL 325.57
CHECK 325.57

08/20/91 01 13:42 0001 500

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40294

IDENTIFICATION REFERENCE

Aug 20 1 43 PM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENNESSEE

No. 451528