WARRANTY DEED FOR TENNESSEE

BOOK 8438 PAGE 173

THIS INDENTURE, made and entered into this 30th day of August ,19 91 , by and between, Deborah R. Fugate-Charron, married Joyce A. Robinson, unmarried , party(ies) of the first part, and their heirs and assigns, party(ies) of the second part

WITNESSETH: That for and in consideration of the sum of TEN DOLLARS ($10.00), the receipt of which is hereby acknowledged, the said party of the first part has bargined and sold and does hereby bargain, sell, convey and confirm unto the party(ies) of the second part, the following described real estate situated, lying and being in the County of Davidson ,State of Tennessee, to wit:

Being Unit No. 719 of Nashboro Village Nineteen Condominium, a condominium or horizontal property regime established by Master Deed of record in Book 5333 at page 957, Register's Office for Davidson County, Tennessee and shown on a plat of record in Book 5200 at page 80, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

The GRANTEE hereby agrees to assume and pay the outstanding indebtedness of a prommissory note evidenced by a Deed of Trust of record in Book 7029 at page 693, said Register's Office, and also hereby assumes the obligations of GRANTORS under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty of the indebtedness above mentioned.

45196

IDENTIFICATION REFERENCE

SEP 9 10 44 AM '91

FELIX Z WILSON JR REGISTER DAVIDSON COUNTY, TN

8844 09/09 0101 03CHECK 237.51

BEING the same property acquired by the party of the first part by deed recorded in Book 7499 at page 988 , Registers Office for said County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together will all appurtenances and hereditaments thereunto belongin or in any wise appertaining unto the said party(ies) of the second part, their heirs and assigns in fee simple forever.

SAID CONVEYANCE is made subject to all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above described property; also SUBJECT to any state of facts which an accurate survey of said property would show. Also subject to taxes for the year 1991 , and subsequent years.

AND THE SAID part of the first part does hereby covenant with the said party(ies) of the second part that he/she is lawfully seized in fee of the aforedescribed real estate; that he/she has a good right to sell and convey the same; that the title and quite possession thereto he/she will warrant and defend against lawful claims of all persons, claiming sam by, through or under him/her no further or otherwise.

IN WITNESS WHEREOF the undersigned has set his/her/their hand and seal on this date first written above.

x Deborah R. Fugate-Charron

Deborah R. Fugate-Charron

x

_____

_____

STATE OF TENNESSEE)
COUNTY OF Davidson) ss

Before me, the undersigned, a Notary Public in and for said State and County, aforesaid, personally appeared Deborah R. Fugate-Charron and _____, who is personally well known to me and known to me to be the person who executed the foregoing instrument of even date and acknowledged the foregoing instrume to be his/her/their free act and deed.

WITNESS my hand and seal this 30th day of August, 19 91.

Notary Public
Kenneth C. Kant

My Commission Expires: February 2, 1993

MAP AND PARCEL NUMBER: 135-08-0A 719.00CO

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STATE OF TENNESSEE, COUNTY OF Davidson,

The actual consideration or value, which ever is greater for this transfer is $ 62,350.00.

Sworn and Subscribed to before me this 30th day of August, 19 91.

Affiant

Notary Public
Kenneth C. Kant

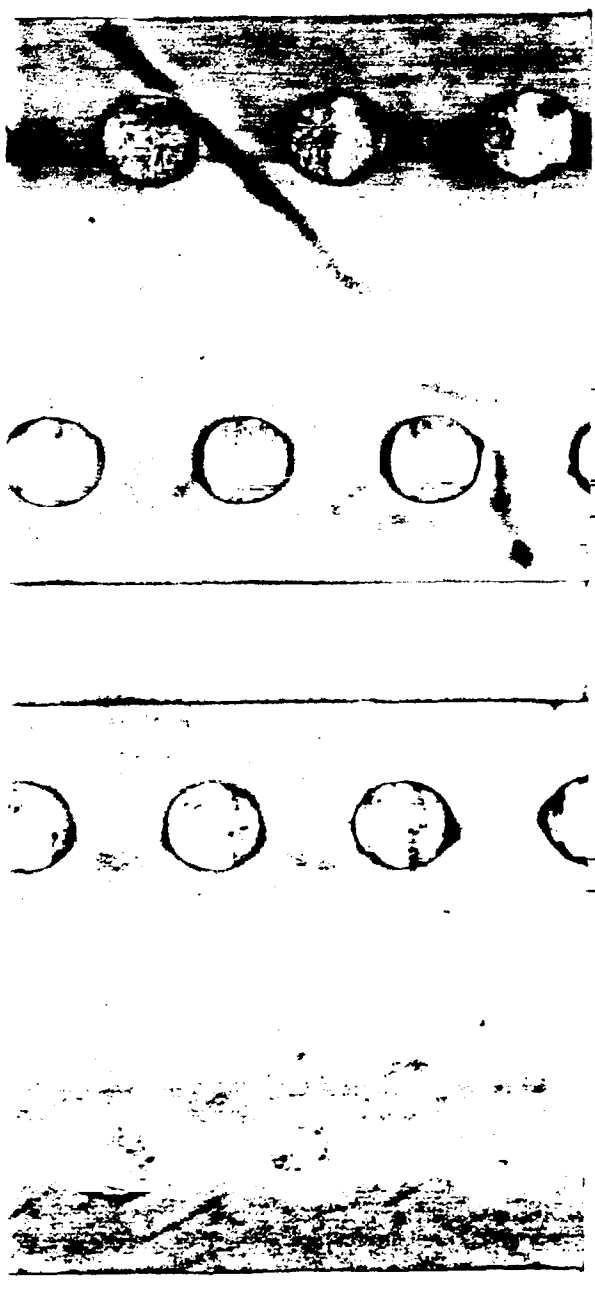
My Commission Expires: February 2, 1993

Address of New Owner:	Send Tax Bills To:
Joyce A. Robinson	Commercial Federal Mortgage
719 Long Hunter Ct	4460 Farnan Street 2nd floor
STREET ADDRESS	STREET ADDRESS
Nashville, TN 37217	Omaha, NE 68123
CITY/STATE/ZIP	CITY/STATE/ZIP

PREPARED BY AND PLEASE RETURN TO:

SUPERIOR TITLE & ESCROW SERVICES, INC.
919 WEST MAIN STREET, SUITE U-3
HENDERSONVILLE, TN 37075
(615) 822-9232

FILE #: 91-0699



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 62350.00
CON TX 230.51
PRFEE 1.00
WDEED 6.00
TOTAL 237.51
CHECK 237.51

09/09/91 01 10:46 0001 8844

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45196

IDENTIFICATION REFERENCE

SEP 9 10 AM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 457112