[ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
[Debra Morgan	BancBoston Mortgage Corp.	Map and Parcel
[1001 Arcadia Court	ATTN: Tax Department	
[Antioch, TN 37013	P. O. Box 44090	150-08-0 051.00
	Jacksonville, FL 32231	

[This instrument prepared by: Cindy S. Smith, Attorney at Law,
[2605 Elm Hill Pike, Suite C, Nashville, TN 37214 (Box 27-Bottom)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 (10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Donald Keith Deaton, unmarried, (now married), and wife, Donna Deaton,** (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Debra Morgan,** unmarried the ("Grantees"), Grantee's successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 509 on the Plan of Towne Village of the Country, Section 5, of record in Book 6250, pages 783 and 784, Register's Office for Davidson County, Tennessee.

SAID Lot NO. 509 fronts 145.11 feet on the northerly margin of Arcadia Circle and extends bank 107.97 feet on the westerly line and 138.88 feet on the northerly line, said lines intersecting at a point in the rear.

Being the same property conveyed to Donald Keith Deaton, unmarried, (now married), by deed from Randall Phillips Builder's, Inc. of record in Book 7104, page 241, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1001 Arcadia Court, Antioch, TN 37013.

CONVEYANCE OF SUCH PROPERTY IS MADE EXPRESSLY SUBJECT TO THE FOLLOWING: (1) The Plan of Record in Book 6250, Pages 783 and 784, said Register's Office and all matters therein; (2) Property Tax lien for the current year, said taxes being remaining in escrow and payment of same assumed by Grantee; (3) Restrictive Covenants of record in Book 5635, Page 547, said Register's Office; (4) Deed of Trust of record in Book 7104, Page 244, said Register's Office.

It is understood and agreed between the parties that part of the consideration for this conveyance is the assumption by the Grantee of an indebtedness secured by a Deed of Trust of record in Book 7104, Page 244, said Register's Office.

Donna Deaton, wife of Donald Keith Deaton, joins in this conveyance to convey any and all rights she may have in said property including but not limited to all marital rights therein.

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for this
[transfer is $79,030.00.
[
[Affiant
[Subscribed and sworn before me this 31st day of October
[19 91 .
[Cindy S. Smith
[Notary Public
[My Commission Expires: 7-23-94

NOTARY PUBLIC AT LARGE TENNESSEE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. BOOK 8478 PAGE 300

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 31st day of October, 1991.

Donald Keith Deaton

Donna Deaton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Cindy S. Smith, a Notary Public in and for said County and State, the within named Donald Keith Deaton and wife, Donna Deaton, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of October, 19 91.

Cindy S. Smith
Notary Public
My Commission Expires: 4-23-94

6143 11/04 0101 03CHECK 299.30

5.93 17

FILED FOR RECORD
Nov 4 10 15 AM '91

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

RECEIVED OF _____

FOR _____

BOOK 8478 PAGE 301

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	79030.00
CON TX	292.30
PRFEE	1.00
MDEED	6.00
TOTAL	299.30
CHECK	299.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/04/91 01 10:17 0001 6143

5.9.3 1.7.

IDENTIFICATION REFERENCE

Nov 4 10 15 AM '91

No. 473294