This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 8562 PAGE 293

ADDRESS NEW OWNER:
Craig M. Tews and Gayam B. Tews
2718 Riverbend Drive
Nashville, Tennessee 37218

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
America's Mortgage Company
P. O. Box 6548
Springfield, IL 62708-6548

MAP AND PARCEL:
MAP 62-2-A
PARCEL 79 CO
3DX-00198

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Gary G. Berrier and Terry M. Talbott, both unmarried hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Craig M. Tews and Gayam B. Tews, married, tenants by the entirety, 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. 64-B, on the Plan of River Trace Estates, Phase 1, Section 1, of record in Plat Book 6250, Pages 996 and 997, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Gary G. Berrier and Terry M. Talbott, both unmarried, by deed from Fred H. Woods and wife, Linda K. Woods of record in Book 8232, Page 275, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by Americas Mortgage Company of record in Book 7856, Page 529, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account and insurance to be transferred to Grantee(s).

Subject to Declaration of Covenants, Conditions, and Restrictions of record in Book 6851, Page 730, Book 6982, Page 744; Charter and By-Laws of River Trace Estates, of record in Book 6851, Page 363, said Register's Office; and such easements and setback lines of record in Plat Book 6250, Pages 996 and 997, said Register's Office.

This is improved property known as 2718 Riverbend Drive, Nashville, TN 37218.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Craig M. Tews and Gayam B. Tews, married, their heirs and assigns, forever; and we, Gary G. Berrier and Terry M. Talbott, both unmarried 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 27th day of February, 1992.

Gary G. Berrier

Terry M. Talbott

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Gary G. Berrier and Terry M. Talbott, both unmarried the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 27th day of February, 1992.

NOTARY PUBLIC

My Commission Expires: 5/22/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 84,499.52.

AFFIANT

Subscribed and sworn to before me this 27th day of February, 1992.

NOTARY PUBLIC
My Commission Expires: 5/22/93

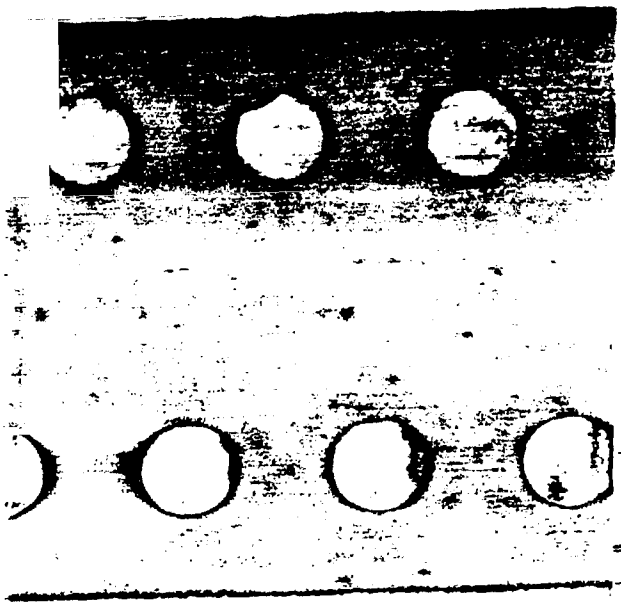
88308

IDENTIF. TREFERENCE

MAR 2 9 52 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

1879 03.02 0101 03CHECK 319.65



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

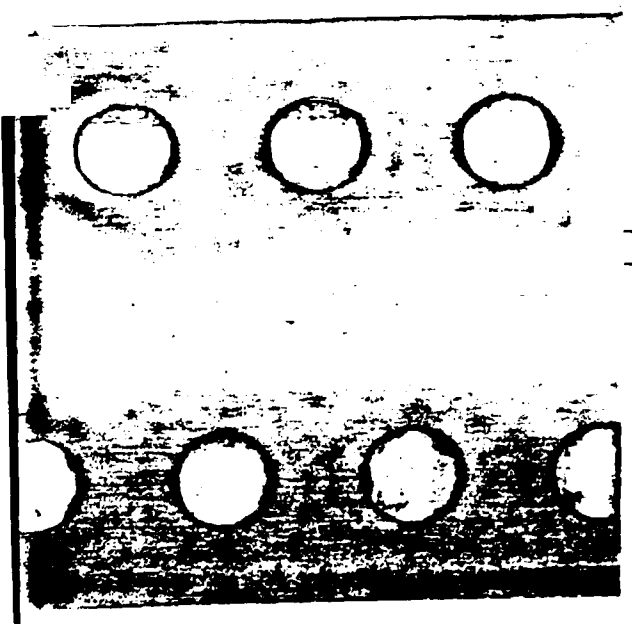
RECEIVED OF _____

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 84499.52
CON TX 312.65
PRFEE 1.00
WDEED 6.00
MTG TAX 319.65
CHECK 319.65

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88308

IDENTIF. TREFERENCE

MAR 2 9 52 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

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No. 506383