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Box 1

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ } At Large

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,148.56

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF April, 19 92

Notary Public

MY COMMISSION EXPIRES: October 9, 1995

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Gary B. Fisher Attorney, 2711 Murfreesboro Rd. #105, Antioch, TN 37013

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Andrew W. Jackson (NAME)	Source One Mortgage Services Corporation (NAME)	086-07-0
1429 Market Square (STREET ADDRESS OR ROUTE NUMBER)	27555 Farmington Road (STREET ADDRESS)	159.00
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Farmington Hills, MI 48334-3357 (CITY) (STATE) (ZIP)	04d91871

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, Douglas L. Downey and wife, Amy C. Downey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrew W. Jackson and wife, Tammy L. Jackson

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. 227 on the Final P. U. D. Plan of Phase V-8, Revised, Jackson's Retreat of record in Plat Book 6250, Page 905, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Douglas L. Downey and wife, Amy C. Downey by deed of record in Book 7284, Page 918, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to Commerce Union Bank of record in Book 7284, Page 921, and assigned to Source One Mortgage Services Corporation said Register's Office with a present unpaid balance of approximately $74,648.56, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

The grantee assumes the personal obligation of the grantor and/or original mortgagor under the terms of the Note and any instrument, regulations or laws creating the loan to indemnify the Department of Veterans Administration or Federal Housing Administration to the extent of any claim of payment arising from the guaranty or insurance of the indebtedness.

TAX
for 1992 and subsequent years, a lien not yet due and payable.

This is unimproved ( ) improved (XX) property, known as ~~1429 Market Square, Hermitage, TN 37076~~ (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~~ hand ~~s~~ this ~~10th~~ day of ~~April~~, 19 92

Douglas L. Downey

Amy C. Downey

STATE OF TENNESSEE
Davidson County
xxxxxx
At Large

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Douglas L. Downey and wife, Amy C. Downey

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 instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 10th day of April, 19 92.

Notary Public

Commission Expires October 9, 1995

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

FROM
Douglas L. Downey and wife, Amy C. Downey

TO
Andrew W. Jackson and wife, Tammy L. Jackson

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

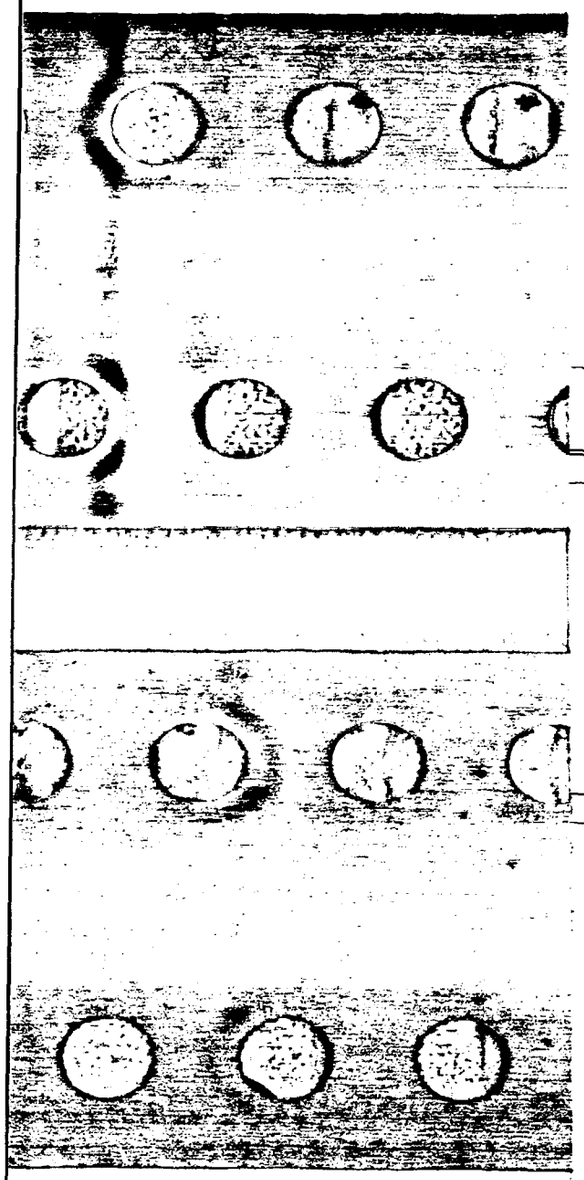
0 2 1 6 8

IDENTIFICATION REFERENCE

APR 16 9 03 AM '92

CECIL C. WILSON III REGISTER
DAVIDSON COUNTY, TN

1082 94.6 0101 03CHECK 303.37



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 80148.56
				CON TX 296.37
				PRFEE 1.00
				WDEED 6.00
				TOTAL 303.37
				CHECK 303.37
04/16/92		01		09:02 0001 108

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0.2 1:6.8.

IDENTIFT REFERENCE

APR 16 9 03 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 521935