FILE NO. 30053 FILE BOX "7"

FORM NO. WD-1

BOOK 861S PAGE 514

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF APRIL, 19 92

Notary Public

MY COMMISSION EXPIRES: 7/23/94

(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 |
|---|---|---|
| DENNIS D. FOLLIS et ux | LOMAS MORTGAGE USA | 74-4-72 |
| (NAME) 8151 Bonnafair Drive | (NAME) 1525 Viceroy - 3rd Floor | 4D 34072 |
| (STREET ADDRESS OR ROUTE NUMBER) Hermitage, TN. 37076 | (STREET ADDRESS) Dallas, Texas 75235 | |
| (CITY) (STATE) (P O ZIP) | (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, I, RITA G. COKER LOWE, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DENNIS D. FOLLIS and wife,
PAMELA G. FOLLIS and WALTER L. FOLLIS

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. 63 on the revised plat of Hermitage Hills, Section 12 of record in Plat Book 4675, Page 125, Register's Office for said County.

SAID Lot No. 63 fronts 108.0 feet on the northwest margin of Bonnafair Drive and extends back 125.05 feet on the northeast line, and 137.9 feet on the southwest line, to a line on the rear on which it measures 131.22 feet.

BEING the same property conveyed to Rita G. Coker Lowe by Quitclaim Deed from Everett A. Lowe of record in Book 7473, page 979, Register's Office for Davidson County, Tennessee and by Quitclaim Deed from Rita G. Coker Lowe of record in Book 5891, page 624, and by Quitclaim Deed from Ricky G. Coker, of record in Book 5882, page 352, 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 FEDERATED FINANCIAL MORTGAGE CORPORATION, of record in Book 5431, page 474, 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 LOMAS MORTGAGE USA.

This is (unimproved) (improved) X property, known as 8151 Bonnafair Drive, Hermitage, Tennessee 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 my hand this 28th day of April, 19 92

X Rita G. Coker Lowe

RITA G. COKER LOWE

STATE OF TENNESSEE }
Davidson County }

BOOK 8618 PAGE 515

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named RITA G. COKER LOWE, Unmarried

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of April, 1992.

Commission Expires 7/23/94

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 _____

075577

WARRANTY DEED

FROM

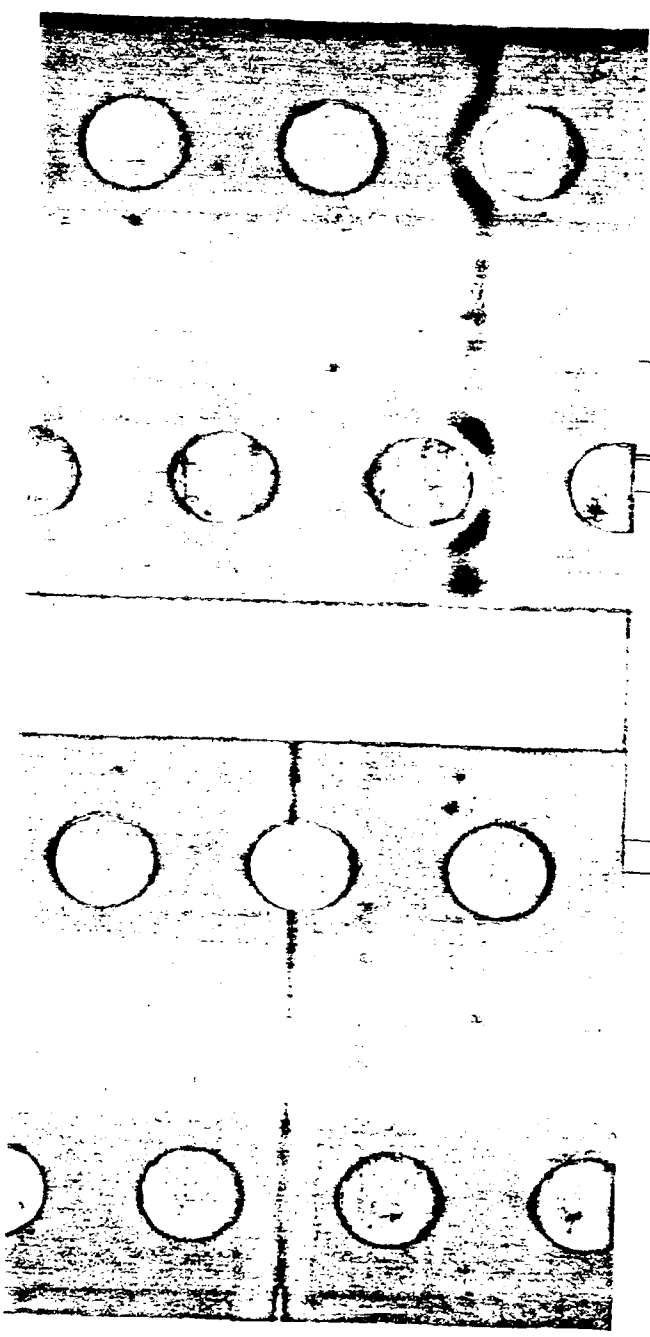
IDENTIFICATION REFERENCE

TO

MAY 5 10 53 AM '92

DAVIDSON COUNTY, TN

3653 05/05 0101 03CHECK 236.03



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

RECEIVED OF _____

FOR _____

BOOK 8618 PAGE 516

| | | |
|---|---|---|
| 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 61950.00
CON TX 229.03
PRFEE 1.00
WDEED 6.00
TOTAL 236.03
CHECK 236.03

05/05/92 01 10:53 0001 3653

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07557

IDENTIFI REFERENCE

MAY 5 10 53 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 527922