Prepared by:

Monica D. Edwards, Esq.
112 Stahlman Building
Nashville, Tennessee 37201

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP 108-04**
Marcus T. Henderson and wife, Sunji M. Henderson	Fleet Mortgage Corp.	Parcel 139
812 Restover Court	P.O. Box 303	03D 91233
Nashville, TN 37214	Milwaukee, WI 53201-0303	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF **FIFTEEN THOUSAND ($15,000.00)**, cash in hand paid by the within named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption and agreement to pay the unpaid balance of a certain indebtedness payable to **FLEET MORTGAGE CORPORATION** in the approximate amount of $84,796.71, which deed of trust is evidenced by record in Book 7475, Page 280, Register's Office for Davidson County, Tennessee, to which reference is hereby made for complete terms and conditions thereof;

MARCUS R. McKERLEY and wife, **FARAHNAZ L. McKERLEY**, GRANTORS, have bargained and sold, and by these presents do transfer and convey unto the said **MARCUS T. HENDERSON** and wife, **SUNJI M. HENDERSON**, GRANTEES herein, their heirs and assigns certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 327 on the Plan of Larchwood, Section 6 of record in Plat Book 6250, Page 235, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description

BEING the same property conveyed to Marcus R. McKerley and wife, Farahnaz L. McKerley, by deed from Frank Batson Quality Homes, of record in Book 7475, Page 277, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements and restrictions of record.

THIS conveyance is subject to Restrictive Covenants of Record in Book 6452, Page 163, Register's Office for Davidson County, Tennessee.

THIS conveyance is being made subject to and by assumption of a mortgage with an approximate balance in the amount of $84,796.71, evidenced by Deed of Trust of record in Book 7475, Page 280, Register's Office for Davidson County, Tennessee, payable to Fleet Mortgage Corporation.

This is improved property known as 812 Restover Court, Nashville, Tennessee 37214.

PICK-UP

DAVIDSON COUNTY TN
Aug 10 10 09 AM '92
IDENTIF. TREFERENCE
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TO have and to hold the said tracts and parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEES, their heirs and assigns, forever. And GRANTORS do covenant with the said GRANTEES that GRANTORS are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unencumbered, unless otherwise herein set out. And they do further covenant and bind themselves, their 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.

WITNESS our hands this 7th day of August, 1992.

Marcus R McKerley
MARCUS R. McKERLEY

Farahnaz L McKerley
FARAHNAZ L. McKERLEY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARCUS R. McKERLEY** and wife, **FARAHNAZ L. McKERLEY**, 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 Nashville, Davidson County, Tennessee, this 7th day of August, 1992.

Monica N Edward
NOTARY PUBLIC My Commission Expires: 11/27/93

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

8916 08/10 0101 03CHECK 378.26

The actual consideration for this transfer or value of property (whichever is greater) is **NINETY NINE THOUSAND SEVEN HUNDRED NINETY SIX DOLLARS AND SEVENTY ONE CENTS ($99,796.71).** This is equal to or greater than the property would bring at a fair and voluntary sale.

AFFIANT

SWORN to and **SUBSCRIBED** before me this 7th day of August, 1992.

Monica N Edward
NOTARY PUBLIC My Commission Expires: 11/27/93

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8697 PAGE 624

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

MAMT	99796.71
CON TX	369.26
PRFEE	1.00
WDEED	8.00
TOTAL	378.26
CHECK	378.26

08/10/92 01 10:07 0001 8916

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35235

IDENTIF. REFERENCE

AUG 10 10 06 AM '92

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 558718