STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 56,312.23
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF February 19 92
Notary Public
MY COMMISSION EXPIRES: 9/6/95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
111 Westwood Place, Suite 201, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Karen L. Clary	BankBoston Mortgage Corp.	84 E-E2
(NAME)	(NAME)	
901 Rose Park Drive	P.O. Box 45208	1FDA 59015
(ADDRESS)	(ADDRESS)	
Hendersonville, Tennessee 37075	Jacksonville, FL 32231	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Johnny R. Tune and wife, Barbara A. Tune

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Karen L. Clary

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. 28 on the Plan of Section I, Rose Estates, of record in Book 4810, page 3", Register's office for said County.

Said Lot No. 28 fronts 64 feet on the easterly side of Rose Park Drive, and extends back 195.59 feet on the northerly line and 192 feet on the southerly line to a dead line in the rear on which it measures 105.94 feet.

Being the same property conveyed to Johnny R. Tune and wife, Barbara A. Tune, by Deed from Hendersonville Development Company, a partnership, of record in Book 6865, Page 194, Register's Office for Davidson County, Tennessee.

Grantee hereby agrees to assume indebtedness secured by Deed of Trust to Germantown Trust Savings Bank of record in Book 7123, Page 529, Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete terms and conditions. Said deed of trust having been assigned to Maritime Corporation of the South of record in Book 7123, page 536, said Register's office.

Unimproved ( )
This is improved ( ) property known as 901 Rose Park Drive, Hendersonville, Tennessee 37075
(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 unincumbered, 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 this 15th day of February 19 92

Johnny R. Tune

Barbara A. Tune

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. Harry E. Tune and wife, Barbara A. Tune

the bargainor ___, 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 Brentwood, Tennessee this 16th day of February, 1993.

Commission expires ___

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, ___, a Notary Public within and for the State and County aforesaid, personally appeared ___ and ___, with whom I am personally acquainted and who upon ___ oath(s) acknowledged ___ to be the ___ and ___ respectively of the ___, the within named bargainor, and corporation, and that ___ as such ___ and ___ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said ___ as such ___, and attesting the same by the said ___ as such ___.

Witness my hand and official seal at office at ___ on this the ___ day of ___, 19___.

My commission expires ___

Notary Public

WARRANTY DEED

FROM

J. Harry E. Tune and wife, Barbara A. Tune

TO

Karen L. Tracy

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
111 Westwood Place, Suite 201
Brentwood, Tennessee 37027

MAIL ENV.
92994
IDENTIFICATION REFERENCE
FEB 17 10 12 AM '93
DAVIDSON COUNTY, TN
4367 02/17 0101 03CHECK
224.71

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 58317.23
				CON TX 215.71
				PRFEE 1.00
				MDEED 8.00
				TOTAL 224.71
				CHECK 224.71

02/17/93 01 10:11 0001 4367

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92994

IDENTIFICATION REFERENCE

FEB 17 10 19 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 622001