This Instrument Prepared By:
CLEMENT & GIBSON
Suite 600, Noel Place
200 Fourth Avenue, North
Nashville, Tennessee 37219

BOOK 8968 PAGE 431

WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
Howard L. Gibson and 4487 Post Road Nashville, TN 37205	Keycorp Mortgage, Inc. P. O. Box 9000 Buffaloe, NY 14231-9000	52-02 165

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid by the herein named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, INCLUDING the assumption of the indebtedness evidenced by that certain Deed of Trust executed by Richard D. Henderson, unmarried, in favor of Greater Suburban Mortgage Company, recorded in Book 5524, page 841, Register's Office for Davidson County, Tennessee; said Deed of Trust having been assigned to Rainier Mortgage Company in Book 5894, page 640, said Register's Office; and further assigned to Goldome Realty Credit Corp.; and the present holder and owner of the indebtedness secured by said Deed of Trust being Keycorp Mortgage, Inc., We, JEANINE DOWLEN AND HUSBAND, WALTER R. DOWLEN, hereinafter "GRANTORS" have bargained and sold, and by these presents do hereby transfer and convey unto HOWARD L. GIBSON AND DAUGHTER, REBECCA L. GIBSON, Tenants in common with right of survivorship, hereinafter "GRANTEES", their heirs, representatives and assigns forever, that certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 of Block "B" on the revised map of Rainbow Terrace Subdivision, of record in Book 1130, page 85, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 100 feet on the northerly side of Blackstone Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Jeanine Dowlen and husband, Walter R. Dowlen, by deed from John W. Ewing and wife, Karen G. Ewing, of record in Book 8073, page 508, Register's Office for Davidson County, Tennessee.

This is improved property known as 563 Blackstone Avenue, Madison, Tennessee.

This conveyance is made subject to the following:

1. 1993 real estate taxes, a lien but not yet due and payable and assumed by GRANTEES.

2. As a part of the consideration for the conveyance, GRANTEES assume and agree to pay the mortgage debt recorded at Book 5524, page 841, Register's Office for Davidson County, Tennessee, and also hereby assume the obligations of GRANTORS under the terms of the instruments creating the loan to indemnify the Department of Veterans Affairs to the extent of any claim payment arising from the guaranty of the indebtedness above mentioned, and GRANTEES join in the execution hereof to acknowledge same.

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, representatives and assigns forever.

And GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as may be set forth above.

GRANTORS do further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to the said land to the said GRANTEES, her heirs, representatives and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the date set forth below.

GRANTORS:

Jeanine Dowlen

Walter R. Dowlen

GRANTEES:

Howard L. Gibson

Rebecca L. Gibson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jeanine Dowlen and husband, Walter R. Dowlen, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 1ST day of June, 1993.

Notary Public

My Commission Expires: 9/16/95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Howard L. Gibson and daughter, Rebecca L. Gibson, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 1ST day of June, 1993.

Notary Public

My Commission Expires: 9/16/95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $38,000.00.

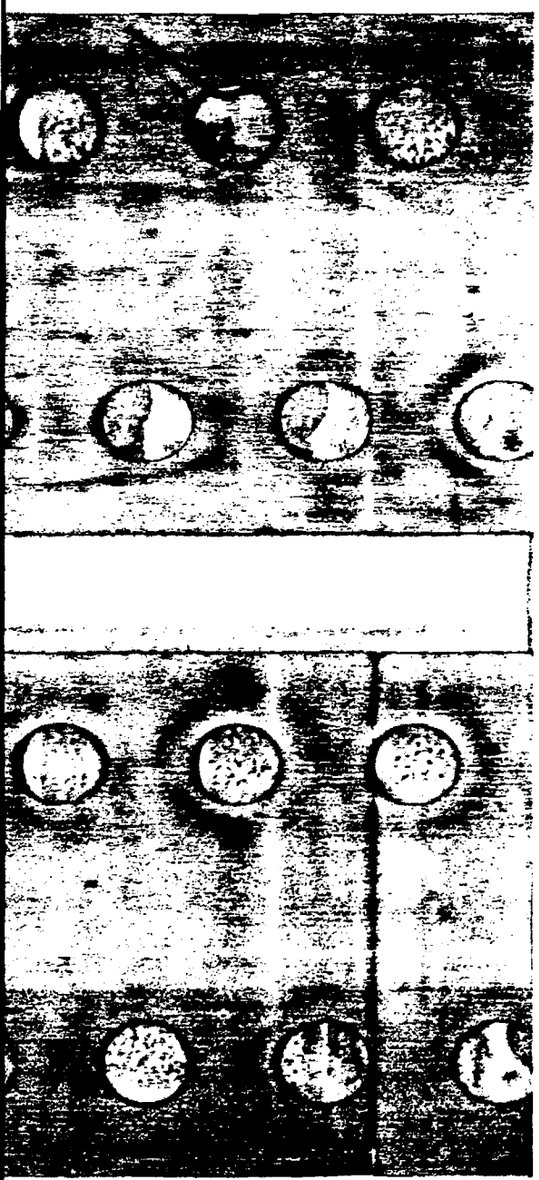
Affiant

Subscribed and sworn to before me this 1ST day of June, 1993.

Notary Public

My Commission Expires: 9/16/95

2 5 9 2 IDENTIFICATION JUN 2 3 06 PM '93 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY TN PICK-UP 2966 06/23/93 0101 03CHECK 149.60



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 38000.00
				CON TX 140.60
				PRFEE 1.00
				WDEED 8.00
				TOTAL 149.60
				CHECK 149.60
06/02/93	01			15:06 0001 2586

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 5 9 2 1

IDENTIFICATION REFERENCE

JUN 2 3 06 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 657943