This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 9046 PAGE 5[illegible]

ADDRESS NEW OWNER:
Larry R. Allen and Kathi Bailey-Allen
2993 Owendale Drive
Antioch, Tennessee 37013

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Fleet Mortgage Corporation
P. O. Box 303
Milwaukee, WI 53201

MAP AND PARCEL:
MAP 150-090
PARCEL 127
2DX-05445

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, John B. Ashburn and wife, Zina M. Ashburn hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Larry R. Allen and wife, Kathi Bailey-Allen, as tenants by the entirety, 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. 23, on the Plan of Section 4, Phase 2, Forest View Park, of record in Plat Book 5200, Page 674, and as amended in Book 6220, Page 648, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to John B. Ashburn, by deed from Sandra (Sanderson) Donegan and husband, Randle Donegan of record in Book 8192, Page 438, Register's Office for Davidson County, Tennessee. John B. Ashburn subsequently conveyed the property to John B. Ashburn and wife, Zina M. Ashburn, as tenants by the entirety, by by Quitclaim Deed of record in Book 8458, Page 61, Register's Office for Davidson County, Tennessee.

This is improved property known as 2993 Owendale Drive, Antioch, TN 37013.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by Fleet Mortgage Corporation of record in Book 6850, Page 77, and as assigned in Book 6850, Page 82, , said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account and insurance to be transferred to Grantee(s). This conveyance is subject to restrictions of record in Book 6312, Page 609, and such easements and setback lines of record in Plat Book 5200, Page 674, and as amended in Book 6220, Page 648, said Register's Office.

9440 08/13 0101 03CHECK 316.10

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Larry R. Allen and wife, Kathi Bailey-Allen, their heirs and assigns, forever; and we, John B. Ashburn and wife, Zina M. Ashburn 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 12th day of August, 1993. BOOK 9946 PAGE 561

John B. Ashburn

Zina M. Ashburn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named John B. Ashburn and wife, Zina M. Ashburn 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 12th day of August, 1993.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 83,000.00

AFFIANT

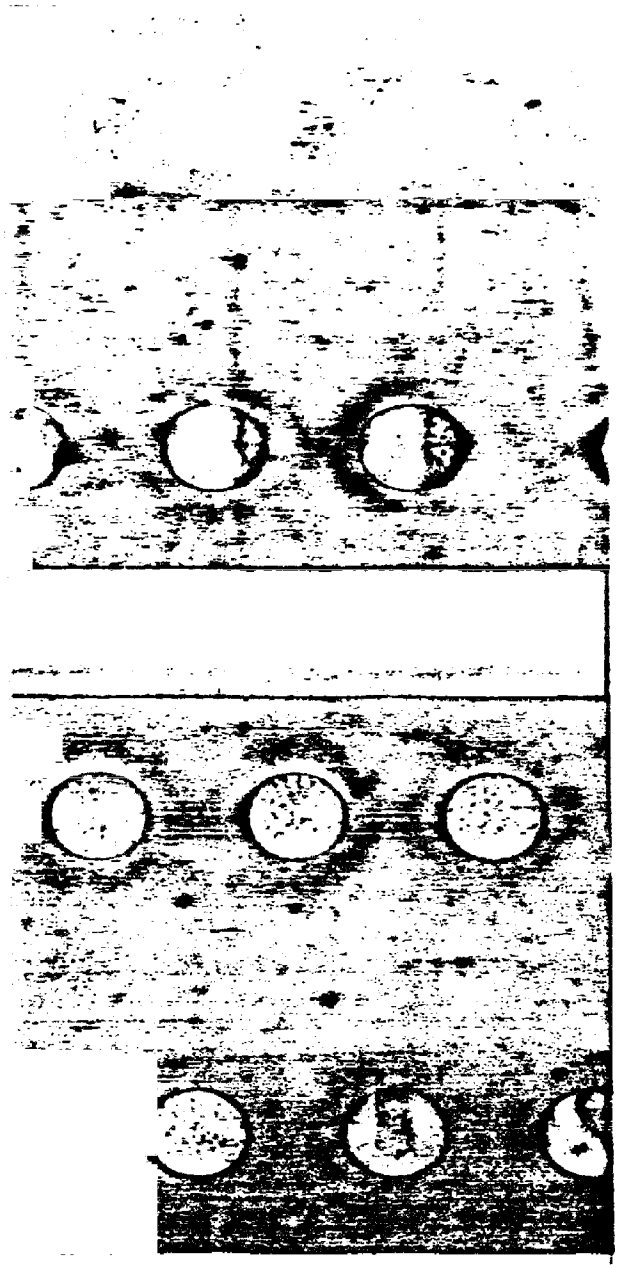
Subscribed and sworn to before me this 12th day of August, 1993.

NOTARY PUBLIC
My Commission Expires: 3/22/97

51760
IDENTIF. ↑ REFERENCE

93 AUG 13 AM 10:01

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

BOOK 9046 PAGE 502

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 83000.00
CON TX 307.10
PRFEE 1.00
MDEED 8.00
TOTAL 316.10
CHECK 316-10

08/13/93 01 10:01 0001 9440

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

51760
IDENTIF. ↑ REFERENCE

93 AUG 13 AM 10: 01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 685786