Mail

THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
2400 Crestmoor Road Suite 102
Nasnville, Tennessee 37215

71065
IDENTIFICATION REFERENCE

93 OCT -6 AM 9:00
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***83,242.55.

David R. Cunningham
Affiant

Subscribed and sworn to before me this 4th day of October, 1993.

Notary Public

My Commission Expires: ATTS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Address New Owner:	Send Tax Bills to:	Map & Parcel Nos.
DAVID R. CUNNINGHAM 935 Russell Street #4 Nashville, TN 37206	LOMAS MORTGAGE USA 1600 Viceroy Dallas, TX 75235	MAP 82-16B PARCEL 105

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY THREE THOUSAND TWO HUNDRED FORTY TWO AND 55/100 ($***83,252.55) DOLLARS,

(a) of which SIX THOUSAND SIX HUNDRED AND 00/100 ($***6,600.00) DOLLARS has been paid in cash by the hereinafter named Grantee, the receipt of which the Grantor hereby acknowledges, and

(b) for the balance of SEVENTY SIX THOUSAND SIX HUNDRED FORTY TWO AND 55/100 ($***76,642.55) DOLLARS, Grantee has this day assumed and agreed to pay the unpaid balance of that one certain Deed of Trust Note in the original principal amount of $***81,150.00, payable to CITYFED MORTGAGE COMPANY and secured by Deed of Trust of record in Book 7058, page 560, Register's Office for Davidson County, Tennessee, the assumption of which note is hereby specifically agreed to as evidenced by the signature of Grantee affixed to this instrument.

I, RANDALL KARNES, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto DAVID R. CUNNINGHAM, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 105, on the Plan of Russell Street Commons 1, of record in Book 6900, page 13, also being part of Lot No. 1 of Aeby Subdivision III, of record in Book 6250, page 574, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Randall Karnes by deed from Judy K. Smiley-Salehi, unmarried and Thomas B. Smiley, Jr., of record in Book 7472, page 211, Register's Office for Davidson County, Tennessee.

MARY KARNES, spouse of Randall Karnes, joins in this conveyance to

convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 935 Russell Street #4, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been assumed by Grantee.

2. Matters shown on the Plan of Russell Street Commons, I, of record in Book 6900, page 13, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 4th day of October, 1993.

RANDALL KARNES

DAVID R. CUNNINGHAM - Grantee

MARY KARNES

8578 10/06 0101 03CHECK 316.84

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

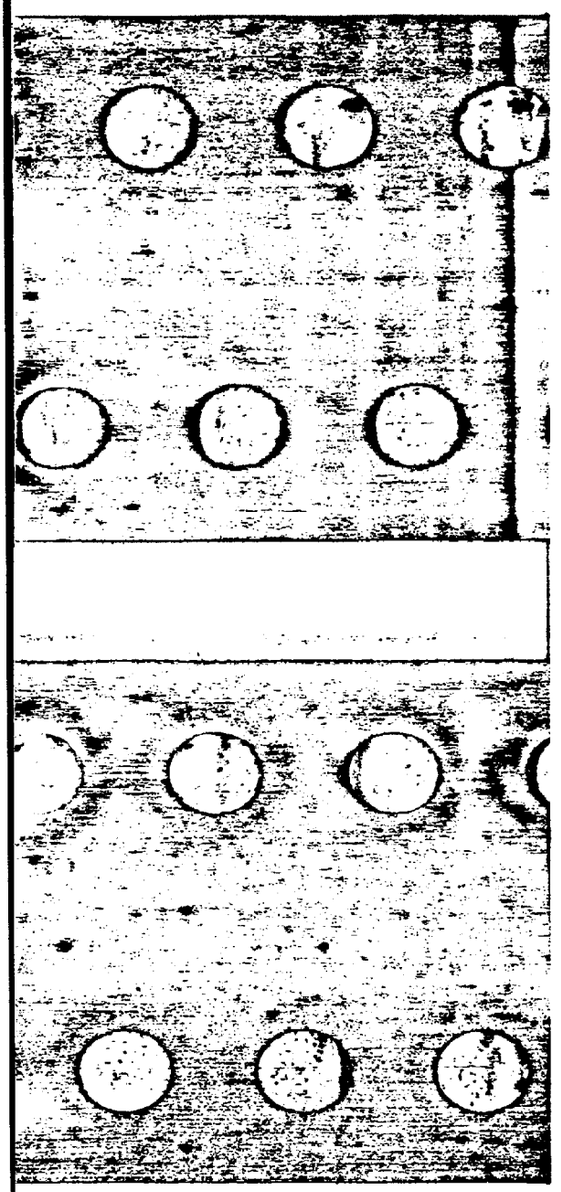
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RANDALL KARNES, MARY KARNES and DAVID R. CUNNINGHAM, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of October, 1993.

Notary Public

My Commission Expires:

3-4-94



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

RECEIVED OF _____

FOR _____

BOOK 9106 PAGE 72

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 83242.55
CON TX 307.84
PRFEE 1.00
WDEED 8.00
TOTAL 316.84
CHECK 316.84

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/06/93 01 09:02 0001 8578

71065
IDENTIF. REFERENCE

93 OCT -6 AM 9:00
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 706474