BOOK 9551 PG 664

Box 5

STATE OF TENNESSEE
DAVIDSON COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF December, 19 94

Notary Public

MY COMMISSION EXPIRES: 1/25/97

(AFFIX SEAL)

Michael T. Haley, Atty. THIS INSTRUMENT WAS PREPARED BY
SMS/Strategic Mortgage Services, Inc. 1100 Kermit Dr. #204 Nashville, TN 37217

NAME	ADDRESS	MAP-PARCEL NUMBERS
ADDRESS NEW OWNER (S) AS FOLLOWS:	~~MORTGAGEE~~ Send Tax Bills:	
John Mark Allen et ux (NAME)	Union Planters National Bank (NAME)	161-10-B/01100CO
708 Ashfield Court (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 3137 (STREET ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (P.O. ZIP)	Memphis, TN 38173-0137 (CITY) (STATE) (P.O. ZIP)	

FOR AND IN 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, John P. Mays and wife, Dianne Mays

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS TO TRANSFER AND CONVEY UNTO John Mark Allen and wife, Claudia Darlene Allen

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 202, Villages of Brentwood, Phase Five, of record in Book 6900, page 896, Register's Office for Davidson County, Tennessee.

Said Lot No. 202 fronts 48.52 feet on the southwesterly side of Ashfield Court and runs back 109.92 feet on the easterly lot line and 115.62 feet on the northwesterly lot line to a broken line in the rear which measures a total of 179.86 feet thereon.

Being the same property conveyed to John P. Mays and wife, Dianne Mays by deed From Fox Ridge Homes, Inc. as of record in Book 8130, page 28, said Register's Office.

As a further consideration the Grantees hereby assume and agree to pay, according to its terms and tenor, the balance due on the Deed of Trust in favor of Fidelity Federal Savings and Loan Association of Tennessee and assigned to Union Planters National Bank, dated June 8, 1990, of record in Book 8130, page 31, in the Register's Office for Davidson County, Tennessee, in the original amount of $100,854.00.

Subject to taxes for 1994 and subsequent years, which have been prorated as of date of closing and assumed by the Grantees; easements and setback lines of record in Book 6900, page 896; covenants, conditions and restrictions of record in Book 6143, page 11, amended in Book 6393, page 495, and in Book 7834, page 676, said Registers office, and further amended in Book 8138, page 143.

This deed was prepared from information provided by the Grantors and Grantees herein. No title search was performed, and no warranties are made by the preparer herein.

unimproved ( )
This is improved (X) property, known as 708 Ashfield Court Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said trace 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 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 19th day of December, 19 94

John P. Mays

Dianne Mays

STATE OF TENNESSEE
Davidson County

BOOK 9551 PG 665

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named John P. Mays and wife, Dianne Mays

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, Tennessee, this 19th day of December, 19 94

Notary Public

Commission Expires 1/25/97

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19_____

_____ Notary Public

Commission Expires _____

WARRANTY DEED

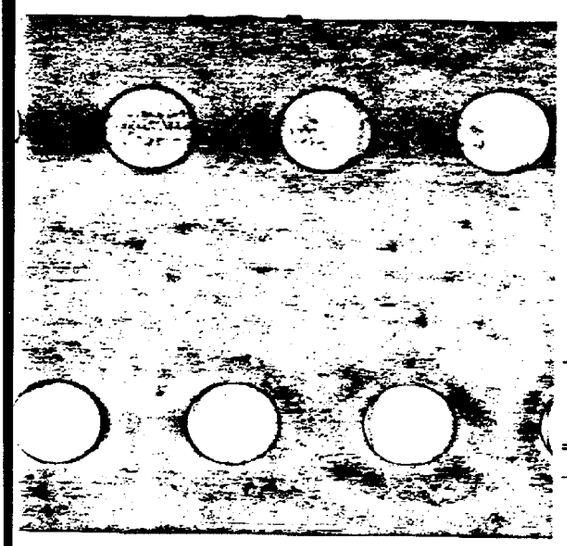
FROM
John P. Mays and wife, Dianne Mays

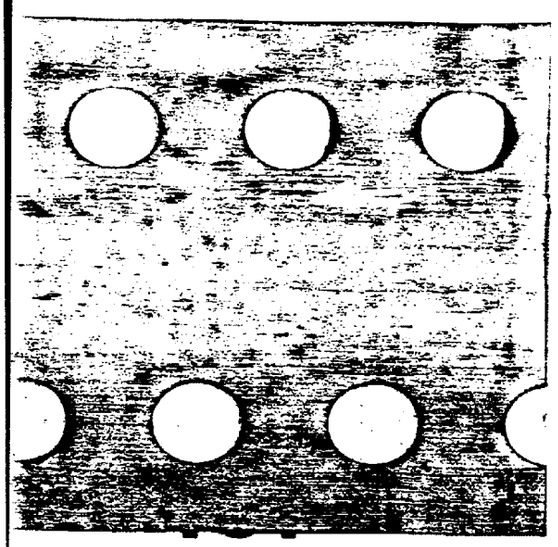
TO
John Mark Allen and wife, Claudia Darlene Allen

18991
IDENTIF. ↑ REFERENCE

94 DEC 21 AM 8:58
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

5036 12/21 0101 03CHECK 427.10





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

RECEIVED OF _____

FOR _____

BOOK 9551 PG 666

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	
				113000.00
			CON TX	418.10
			PRFEE	1.00
			WDEED	8.00
			TOTAL	427.10
			CHECK	427.10
12/21/94	01	08:59	0001	5036

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

18991
IDENTIF. ⇒ REFERENCE

94 DEC 21 AM 8:58
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 864967