BOOK 9888 PG 703

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Geary Staton	Knutson Mortgage Corporation	MAP and PARCEL
	Attn: Tax Dept.	
2523 Crossfield Drive	P.O. Box 59022	095-04-0-148.00
Nashville, TN 37214	Minneapolis, MN 554590022	

This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C
, Nashville, TN 37214 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Elwood J. Budde, II, unmarried** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Geary Staton, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 50 on the Map of Eva-Mor Heights of record in Book 1424, Page 149, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Elwood J. Budde, II, by deed from Steven D. Holbrook and Lori L. Holbrook, husband and wife, of record in Book 8714, Page 430, Register's Office for Davidson County, Tennessee.

This is property with a common address of 2523 Crossfield Drive, Nashville, TN 37214.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being made by the Grantors; 2) The Plan of Record in Book 1424, Page 149, said Register's office and all matters therein; 3) Deed of Trust executed by Steven D. Holbrook and Lori L. Holbrook, husband and wife, to Stephen P. Josleyn, Trustee of record in Book 7798, Page 522, dated March 21, 1989 and secured to City Federal Savings Bank in the principal amount of $56,000.00.

It is understood and agreed between the parties that part of the consideration for this conveyance is the assumption by the Grantee(s) of an indebtedness secured by deed of trust of record in Book 7798, page 522, said Register's office.

9308 12/14 0101 03CHECK 269.85

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $70,500.00

Geary Staton
Affiant

Subscribed and sworn before me this 8th day of December, 1995.

My Commission Expires: July 17, 1996

Notary Public

EDMUND W. ARCHER NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **8th** day of **December, 1995**.

Elwood J. Budde, II

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Elwood J. Budde, II, unmarried** , with whom I am personally acquainted, or who 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 **8th** day of **December, 1995**.

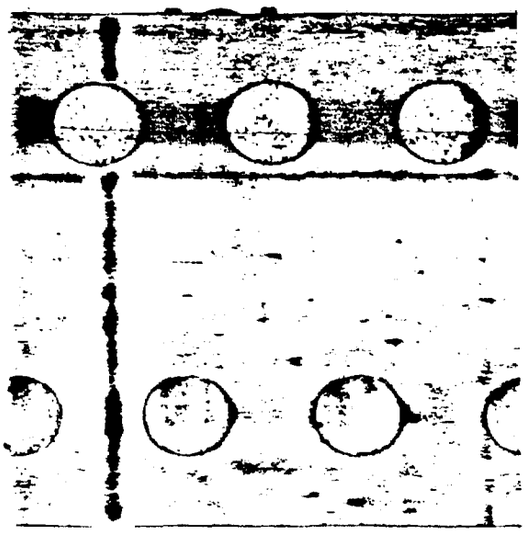
NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

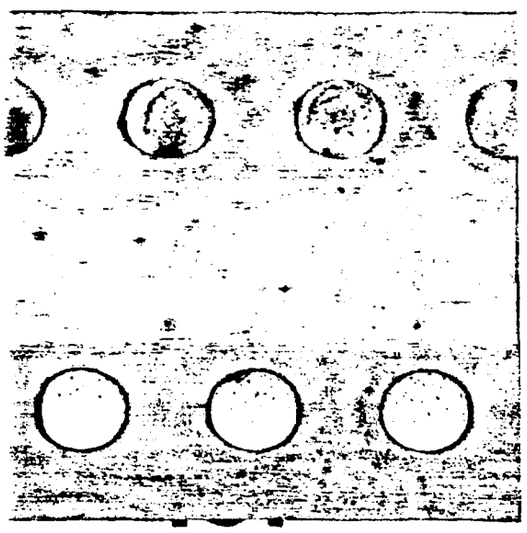
Notary Public
My Commission Expires: June

File No. 9512-455

0132064
IDENTIFICATION REFERENCE

95 DEC 14 PM 2:18
FELIX Z. JOHNSON REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9888 PG 705

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 70500.00
CON TX 260.85
PRFEE 1.00
WDEED 8.00
TOTAL 269.85
CHECK 269.85

12/14/95 01 14:20 0001 8308

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01320 64
IDENTIF. & REFERENCE

95 DEC 14 PM 2:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 986760