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

File Box 24

ADDRESS NEW OWNER:
Richard P. Donahue and Sonya C. Donahue
1109 Traceton Circle
Antioch, Tennessee 37013

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Boatmen's National Mortgage, Inc.
4041 Knight Arnold Road
Memphis, TN 38118-0559

MAP AND PARCEL:
MAP 150-09-0A
PARCEL 110

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, Beverly R. Rodgers and Angie D. Chaney, both unmarried hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Richard P. Donahue and Sonya C. Donahue, married, 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. 264, on the Plan of Forest View Park, Section VIII, of record in Plat Book 6900, Page 633, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Beverly R. Rodgers and Angie D. Chaney, by deed from Stacey L. Wall and wife, Tracy A. Wall of record in Book 9935, Page 77, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by Boatmen's National Mortgage, Inc. of record in Book 9935, Page 90, and as re-recorded in Book 9941, Page 470, 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 7522, Page 905 and Book 7079, Page 472, and such easements and setback lines of record in Plat Book 6900, Page 633, said Register's Office.

This is improved property known as 1109 Traceton Circle, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Richard P. Donahue and Sonya C. Donahue, married, their heirs and assigns, forever; and we, Beverly R. Rodgers and Angie D. Chaney, both unmarried 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 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 28th day of January, 1997.

Beverly R. Rodgers

Angie D. Chaney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Beverly R. Rodgers and Angie D. Chaney, 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 28th day of January, 1997.

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 $ 113,625.19.

AFFIANT

Subscribed and sworn to before me this 28th day of January, 1997.

NOTARY PUBLIC
My Commission Expires: 3/22/97

8746 01/29 0101 03CHECK 429.42

112578 03



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

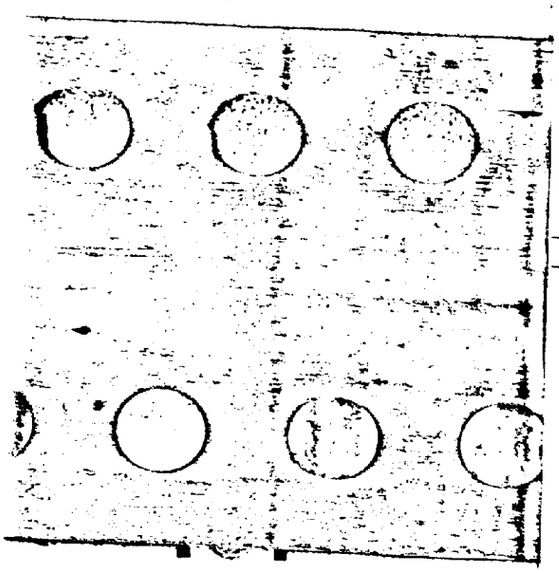
RECEIVED OF _____

FOR _____

BOOK 10331 PG 786

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 113625.19
CON TX 420.42
PRFEE 1.00
WDEED 8.00
TOTAL 429.42
CHECK 429.42

01/29/97 01 09:58 0001 8746

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0267803
IDENTIFICATION REFERENCE

97 JAN 29 AM 9:56
DAVIDSON COUNTY, TN.

No. 1111210