Lot 31

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Stanfield & Michele Major 1010 Lawrence Ave. Nashville, Tennessee 37204	Same	Map 105-13 Parcel 166

This instrument prepared by: Boult, Cummings, Conners & Berry,
222 Third Avenue, North, P. O. Box 198062, Nashville, TN 37219

BOOK 6643 PAGE 919

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, including the assumption by Stanfield Major II and Michele Major (the "Grantees") to pay that certain note dated April 4, 1980, made by Grantors, in the original principal amount of $43,500.00, payable to Federal Financial Mortgage Corporation, as assigned to the New York Guardian Mortgagee Corp., which note is secured by Deed of Trust of record in Book 5593, page 580, Register's Office for Davidson County, Tennessee, the receipt and sufficiency of all of which is hereby acknowledged, Judith A. Sachs, unmarried, and Russell L. Cupp, unmarried, (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto the said Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year.
2. Deed of Trust to Donald Robinson, Trustee, of record in Book 5593, page 580, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $ 45449.31

Michele Major
Affiant

Subscribed and sworn to before me this 30 day of August, 1985

Ken Kreitalo
Notary Public
My Commission Expires: 8/7/89

NOTARY PUBLIC

3565

32823

IDENTIFICATION REFERENCE

AUG 30 10 52 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is improved property, known as 1010 Lawrence Avenue, Nashville, Tennessee 37204.

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

And Grantors 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 hereinabove.

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

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 30 day of August, 1985.

Judith A. Sachs

Russell L. Cupp, by Judith Ann Sachs, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Karin Lee Waterman a Notary Public in and for said County and State, the within named Judith A. Sachs, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30 day of August, 1985.

Notary Public

My Commission Expires: 9/9/89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30 day of August, 1985, before me, Karin Lee Waterman, a Notary Public in and for said County and State, personally appeared Judith Ann Sachs, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Russell L. Cupp, and acknowledged that she executed the same as the free act and deed of the said Russell L. Cupp.

WITNESS my hand and seal at Nashville, Tennessee, this 30 day of August, 1985.

Notary Public

My Commission Expires: 7/4/89

EXHIBIT A

Land in Davidson County, Tennessee, being the west half of Lot No. 6 in the Plan of the McAllister Property as of record in Plat Book 421, page 10, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Russell L. Cupp and Judith A. Sachs by deed from Robert P. Thomas, Trustee of record in Book 5675, page 508, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6643 PAGE 923

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

46449.31- CAMT.
118.04 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 130.54-
2586A08/30/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32823

IDENTIFICATION REFERENCE

Aug 30 10 52 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 168429