FILE BOX 45

BOOK 6780 PAGE 743

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,029.55

Bruce A. Pildes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF January, 19 86

Patricia A. Pardue
Notary Public

MY COMMISSION EXPIRES: 9/9/89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

GREGORY M. GALLOWAY - 1161 Murfreesboro Road - Suite 316 - Nashville, TN 37217

NAME			ADDRESS			
ADDRESS NEW OWNER(S) AS FOLLOWS:			SEND TAX BILLS TO:			MAP-PARCEL NUMBERS
Bruce A. Pildes			First Tennessee Bank			Map 94-08
(NAME)			(NAME)			
1901 Omohundro Drive			Box 84			Parcel 17
(STREET ADDRESS OR ROUTE NUMBER)			(STREET ADDRESS)			Field Book
Nashville, TN		37210	Memphis, TN		38101	3DZ-37970
(CITY)	(STATE)	(P.O. ZIP)	(CITY)	(STATE)	(ZIP)	

FOR AND 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, Dean L. Hammonds and wife, Donna V. Hammonds,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bruce A. Pildes, unmarried,

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. 1 on the Plan of Dahlia Gardens, of record in Book 2663, page 93, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Dean L. Hammonds and wife, Donna V. Hammonds, by deed from Janet Lee Brightwell Johnson and Charles Johnson, of record in Book 6635, page 596, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 2856, page 63, said Register's Office.

This conveyance is subject to a Deed of Trust executed by Dean L. Hammonds and wife, Donna V. Hammonds, payable to Tommie J. Ferguson, Trustee, for Tennessee Housing Development Agency, dated August 16, 1985, and filed for record in Book 6635, page 599, Register's Office for said County, with an unpaid principal amount of approximately $41,029.55, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN
FEB 10 3 38 PM '86
IDENTIFICATION REFERENCE
7.5 2 3.1.

This is unimproved ( ) improved (XX) property, known as 1901 Omohundro Drive (House Number) (Street) (P.O. Address) Nashville, TN 37210 (City or Town) (Postal Zip)

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, their heir 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 covey 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 5th day of February, 19 86

Dean L. Hammonds
Dean L. Hammonds

Donna V. Hammonds
Donna V. Hammonds

BOOK 6780 PAGE 741

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 Dean L. Hammonds and wife, Donna V. Hammonds

the bargainor s, 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 5th day of February 1986

Commission expires 9/9/89

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths / himself / themselves) acknowledged (he / they) to be the and respectively of the the within named bargainor, and corporation, and that (he / they) as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such

Witness my hand and official seal at office at on this the day of 19

My commission expires

Notary Public

WARRANTY DEED

FROM

Dean L. Hammonds and wife,

Donna V. Hammonds

TO

Bruce A. Pildes

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

GREGORY M. GALLOWAY
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

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

RECEIVED OF _____

FOR _____

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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

50025.85- CONT.
135.00 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 186.50-
3642ADE/10/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.5.2.3.1.

IDENTIFICATION REFERENCE

FEB 10 3 30 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 218211