FILE BOX "7" FILE NO. 19455

BOOK 6953 PAGE 53 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 31,071.42

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF AUGUST, 19 86

Notary Public

MY COMMISSION EXPIRES: 1-30-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JERRY W. NEWMAN et ux (NAME)	GMAC MORTGAGE CORPORATION (NAME)	MAP 094-02-0
1415 Eastland Avenue (STREET ADDRESS OR ROUTE NUMBER)	7320 Old York Road (STREET ADDRESS)	PARCEL 099
Nashville, TN. 37206 (CITY) (STATE) (P.O. ZIP)	Philadelphia, Pennsylvania 19126-1894 (CITY) (STATE) (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, I, ODIS M. BRUCE, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JERRY W. NEWMAN and wife, ALICE P. NEWMAN,

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. 164, Edgefield Land Company's First Subdivision as recorded in Book 57, Page 130 of the Davidson County Registrar's Office to which plan reference is hereby made for a more complete and accurate legal description of said property.

BEING the same property conveyed to Odis M. Bruce, Unmarried, by deed from Josephine G. Webster of record in Book 6584, page 372, Register's Office for Davidson County, Tennessee.

33038

IDENTIFICATION

Aug 19 9 12 AM '86

REGISTER'S OFFICE DAVIDSON COUNTY, TN

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to HOMELAND MORTGAGE CORPORATION, of record in Book 6584, Page 374, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. SAID LOAN HAVING SINCE BEEN TRANSFERRED TO GMAC MORTGAGE CORPORATION.

This is unimproved ( ) improved (X) property, known as 1811 Long Avenue, Nashville, Tennessee 37206
(House Number) (Street) (P. O. Address) (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 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 my hand this 15th day of August, 19 86

X Odis M Bruce

ODIS M. BRUCE

STATE OF TENNESSEE }
Davidson County }

BOOK 6953 PAGE 54

THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named ODIS M. BRUCE, Unmarried,

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of August, 19 86.

_____ Notary Public

Commission Expires 1-10-89

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

TO

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6953 PAGE 55

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

-3107:48- CKMT,
87.00 CSTTX
.50 RFEE
6.00 MSCL
CHECK 93.98-
1716A36/10/86 BAL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 3 0 3 8

IDENTIFICATION REFERENCE

Aug 19 9 12 AM '86

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 284767