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WARRANTY DEED

This instrument was prepared by:

SCHULMAN, LeROY & BENNETT, P. C.
P. O. Box 2707
Nashville, Tennessee 37219

Address of New Owner(s):	Mortgagee:	Map-Parcel Nos.
B. B. Doubleday, Jr.	Southeast Mortgage	60-2-177
1123 CHURCH ST	P.O. Box 26058	
NASHVILLE, TN 37203	MIAMI, FLA. 33102	

45064

IDENTIFICATION REFERENCE

SEP 22 3 08 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 46,200.00.

Affiant

Subscribed and sworn to before me this 22nd day of September, 1986.

Notary Public

Commission expires: 5-13-89

STATE OF TENN

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, WAYNE THOMPSON, and wife, MARY L. THOMPSON, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto B. B. DOUBLEDAY, JR., hereinafter referred to as Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being lot no. 163 on the Plan of Parkwood Estates, Section 1, of record in Book 2900, page 119 and 120, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the westerly margin of Richmond Hill Drive, the common front corners of lot no. 163 and Reserved Tract "A" 105.0 feet to a concrete marker at the common rear corners of lots nos. 162 and 163; thence with the line between lots nos. 162 and 163, 135.0 feet to a point in the southerly margin of Creekwood Drive; thence with said margin of said Creekwood Drive, 80.0 feet to a concrete monument at the beginning of a curve having a radius of 25.00 feet; thence around said curve in a right arc, 39.27 feet to a concrete monument in the westerly margin of Richmond Hill Drive; thence with said margin of said Richmond Hill Drive 110.0 feet to the point of beginning.

Being the same property conveyed to Wayne Thompson by deed from John M. Stewart, Jr. and wife, Alma J. Stewart of record in Book 5226, page 237, Register's Office for Davidson County, Tennessee.

Mary L. Thompson, wife of Wayne Thompson, joins in the execution of this conveyance for the express purpose of

conveying and releasing any rights she may have as a result of her marital status.

Subject to the Plan of Record in Book 2900, page 119, Register's Office for Davidson County, Tennessee, showing an owner's certificate, 30 foot setback line from Richmond Hill Drive, and a 39 foot setback line for public utility and drainage purposes along the southerly rear line of lot, and an overhang easement along north and easterly line of lot, and a utility and sewer easement along the northerly front line of lot.

Subject to indebtedness to Southeast Mortgage Corporation secured by a certain Deed of Trust of record in Book 5226, page 239, Register's Office for Davidson County, Tennessee, which indebtedness the Grantee herein assumes and agrees to pay.

This is unimproved/improved property, known as 3047 Richmond Hill Road, Nashville, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, his heirs, successors and assigns forever, and we do covenant with the said Grantee that we are seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as hereinabove set forth.

AND we do further covenant and bind ourselves, and our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors, and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 22nd day of September, 1986.

Wayne Thompson

Mary L. Thompson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Annie L. Smith, a Notary Public, Wayne Thompson and wife, Mary T. Thompson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 22nd day of September, 1986.

Annie L. Smith
Notary Public

My Commission Expires:
4-13-89

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

46200.00- CAMT.
129.36 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 135.86-
5282A09/22/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45064

IDENTIFICATION REFERENCE

SEP 22 3 08 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 298027