WARRANTY DEED

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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 NO.
Fannie Elijah, a single person 3047 Richmond Hill Road Nashville, TN. 37207	Southeast Mortgage P. O. Box 026058 Miami, Fla. 33102	60-2-177

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 57,000.00

Fannie Elijah
Affiant

Subscribed and sworn to before me this 5th day of November, 1986.

Notary Public

Commission expires: My Commission Expires July 9, 1989

60454

IDENTIFICATION REFERENCE

Nov 5 2 10 PM '86

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

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, I, B. B. DOUBLEDAY, JR., hereinafter referred to as Grantor, have bargained and sold, and by these presents do transfer and convey unto FANNIE ELIJAH, a single person, hereinafter referred to as Grantee, her 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 B. B. Doubleday, Jr. by deed from Wayne Thompson and wife, Mary L. Thompson, of record in Book 6987, page 123, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 3136, page 52, as amended in Book 3253, page 591, Register's Office for Davidson County, Tennessee.

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.

Reference is herein had and made to an Assignment of Homestead from Josephine Doubleday, wife of B. B. Doubleday, Jr. of record in Book 3837, page 247, Register's Office for Davidson County, Tennessee.

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, her heirs, successors and assigns forever, and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, and my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs, successors, and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 5th day of November, 1986.

B. B. Doubleday, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 5th day of November, 1986, before me personally appeared B. B. DOUBLEDAY, JR., to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and seal, at office in Nashville, this 5th day of November, 1986.

Notary Public

My Commission Expires:
1/20/90

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

57000.CO- CAMT.
159.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 166.10-
2811A11/05/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

60454

IDENTIFI REFERENCE

Nov 5 2 10 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.08870