FILE BOX "7" FILE NO. 20219 BOOK 7078 PAGE 289

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,697.05

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th DAY OF NOVEMBER, 19 86

Notary Public

MY COMMISSION EXPIRES: 1-10-87

(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
J & B Properties Service, Inc. (NAME)	COMMONWEALTH MORTGAGE CORP. OF AMERICA (NAME)	81-14
P.O. Box 24856 (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 4329 (STREET ADDRESS)	P/O 31
Nashville, Tn 37202 (CITY) (STATE) (P.O. ZIP)	Houston, Texas 77210-4329 (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, ARDAIL HENRY, JR. and wife, GWENDOLYN M. HENRY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J & B PROPERTIES SERVICES, INC.

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 8-A, Zone Lot Division of Lots 7, 8, 9 and 10 of the resubdivision of Lots 7, 8, 9, and 10 of E. T. Holman Subdivision of record in Book 6428, Page 360, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Ardail Henry, Jr., by deed from William A. Thomas and wife, Gayla Thomas of record in Book 6594, page 282, Register's Office for Davidson County, Tennessee. The said Gwendolyn M. Henry, wife of Ardail Henry, Jr., joins in this conveyance for whatever right, title and interest she might have in said property.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to CAPITOL MORTGAGE CORPORATION, of record in Book 6567, page 160, 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 IS NOW WITH COMMONWEALTH MORTGAGE CORPORATION OF AMERICA.

This is (unimproved / XX improved) property, known as 2501-A West Heiman Street, Nashville, Tennessee 37208
(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 26th day of November, 19 86

x Ardail Henry Jr. — ARDAIL HENRY, JR.

x Gwendolyn M. Henry — GWENDOLYN M. HENRY

STATE OF TENNESSEE }
Davidson County }

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THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named ARDAIL HENRY, JR., and wife, GWENDOLYN M. HENRY,

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 26th day of November, 19 86

Commission Expires 1-10-89

_____ Notary Public

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

7 5 8 3 2

IDENTIFICATION REFERENCE

DEC 23 9 47 AM '86

FELIX T. WILSON, REGISTER
DAVIDSON COUNTY, TN

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

51697.00- CAPT.
141.74 CSTAX
.50 PRFE
6.00 WDE T
CHECK 151.24-
12/23/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.5 8.3 2.

IDENTIFICATION REFERENCE

Dec 23 9 47 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 26037