file box 8/jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
William Driver
1019 Woodmont Boulevard
Nashville, TN 37204

MORTGAGEE:
The Lomas & Nettleton Co.
4460 Corporation Lane
Virginia Beach, VA 23462

MAP-PARCEL NUMBERS:
118-09-0064
16DA-03415

WARRANTY DEED BOOK 7088 PAGE 963

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Steve C. Massey, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto William Driver, unmarried hereinafter called the Grantee, Grantee's heirs 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. 32 on the Map of Leonte Subdivision, not of record described as follows:

BEGINNING at a point in the south margin of Woodmont Boulevard 400 feet east of Granny White Pike, corners of Lots 31 and 32; thence with the line between said lots southerly 198 feet to a point at the corner of Lots 31, 32, 51 and 52; thence with the line between Lot 32 and 51 easterly 100 feet to the corner of said lots and Lots 33 and 50; thence with the line between Lots 32 and 33 northerly 196 feet to the south margin of Woodmont Boulevard ,thence with the margin of same, westerly 100 feet to the point of the beginning.

Being the same property conveyed to Steve C. Massey, unmarried by deed from Pearl Dillon Brown, a widow of record in Book 6035, page 173, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

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 principal balance of a note secured by a first mortgage deed of trust to The Lomas and Nettleton Company of record in Book 6035, page 176, said Register's Office and that the escrow account in connection with the aforesaid deed of trust is transferred to the said Grantee.

This is (~~X~~) improved property, known as 1019 Woodmont Boulevard, Nashville, TN 37204.

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 29th day of December, 19 86.

Steve C. Massey

STATE OF TENNESSEE
COUNTY OF Davidson

On this 29th day of December, 19 86, before me personally appeared Steve C. Massey, unmarried, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

My Commission Expires: 10-26-88

Notary Public

BOOK 7088 PAGE 969

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of 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 ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 93,000.00.

William Driver
Affiant

Subscribed and sworn to before me, this the 29th day of December, 1986.

My Commission Expires: 10-24-88

_____
Notary Public

FILED FOR RECORD
DAVIDSON COUNTY, TN
CLERK & MASTER
DEC 31 12 08 PM '86

TENNESSEE REFERENCE

78411

WARRANTY DEED

from:
Steve C. Massey, unmarried

to:
William Driver, unmarried

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-26106

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

RECEIVED OF _____

FOR _____

BOOK 7088 PAGE 970

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

930[illegible] CANT.
260.40 CSTAX
.50 PRFE
2.00 MOFEE
CHK # 263.90-1
-3861A 12/31/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7841 1

IDENTIFICATION REFERENCE

Dec 31 12 08 PM '86

FELIX Z. WILSON CI REGISTER
DAVIDSON COUNTY, TN

No. 28928