STEWART , BLACK & UNDERHILL
ATTORNEYS AT LAW
223 MADISON STREET
SUITE 108
MADISON, TENNESSEE 37115

BOOK 7095 PAGE 218

ADDRESS NEW OWNER(S):	MORTGAGEE:	MAP AND PARCEL NOS.
SALLY M. CHILD 360 BLUEGRASS AVENUE MADISON, TENNESSEE 37115	FIREMAN's FUND MTG. CORPORATION 27555 FARMINGTON RD. P.O. BOX 1800 FARMINGTON HILLS, MI 48018	MAP 051-12-0 PARCEL 089.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, JOAN S. CARE, hereinafter referred to as " GRANTOR(S) ", has this day bargained and sold, and by these presents does hereby transfers and conveys unto the said SALLY M. CHILD, hereinafter referred to as " GRANTEE(S) " her heirs and assigns, certain real estate in Davidson, County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor(s) in and to any easement and right-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the " Property ").

This is improved property known as 360 Bluegrass Avenue, Madison, Tennessee 37115 .

TO HAVE AND HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee(s) her heirs and assigns forever, and I covenant with the said Grantee(s), her heirs and assigns, that I am lawfully seized and possessed of the " Property " in fee simple, and have a good right to convey it, and that the same is unemcumbered except as set forth in Exhibit "B", which is attahed hereto and incorporated herein.

Grantor(s) further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the " Property " to Grantee(s), her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor(s) has caused this Warranty Deed to be executed as of the 31st day of December, 1986.

Joan S. Care
JOAN S. CARE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, We, hereby swear or affirm that, to the best of Affiant's knowledge and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 60,208.21 , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sally M. Child
AFFIANT

Subscribed and sworn to before me this the 31st day of December, 1986.

Deana L. Montgomery
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-12-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named JOAN S. CARE , the Bargainor with whom I am personally acquainted, and who acknowledged that she executed the within named instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, this the 31st day of December, 1986.

Deana L. Montgomery
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-12-89

" EXHIBIT A "

Being Lot No. 6 on the Map of Andrew Jackson Addition to Montague Park, as of record in Book 547, page 83, Register's Office for said County.

Said Lot No. 6 fronts 100 feet on the southerly side of Blue Grass Avenue and runs back between parallel lines 187.5 feet to a dead line.

Being the same property conveyed to Joan S. Care by deed from Howard J. Fletcher et ux, Linda Ellen Fletcher of record in Book 5532, page 569, Register's Office for said County.

" EXHIBIT B "

This conveyance is subject to the Plan of record in Book 547, page 83, said Register's Office, and taxes for the year 1986, which have been prorated between Grantor and Grantee.

79983
IDENTIFICATION REFERENCE
JAN 5 1 57 PM '87
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

60250.01 - CANT
.50 CLERK
12.00 WTC
CHECK 12.50
60250 01/05/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79983

IDENTIFICATION REFERENCE

JAN 5 1 57 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 30670