This instrument prepared by:
BERRY & OGLESBY, ATTORNEYS, 125 THIRD AVENUE NORTH, FRANKLIN, TN 37064

SEND TAX STATEMENTS TO:
FIRST FEDERAL SAVINGS BANK OF TENNESSEE
101 WEST LINCOLN STREET
TULLAHOMA, TN 37388

NAME OF MORTGAGEE:
FIRST FEDERAL SAVINGS BANK OF TENNESSEE
101 WEST LINCOLN STREET
TULLAHOMA, TN 37388

ADDRESS NEW OWNERS:
EDWARD W. CUMMINS
721 BROWNLEE DRIVE
NASHVILLE, TENNESSEE 37215

MAP 115, GROUP 8, PARCEL 36

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED NINETEEN THOUSAND SEVEN HUNDRED FIFTY ($119,750.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, WE, WARREN L. BONE AND WIFE, DEBBIE G. BONE, have this day bargained and sold and do hereby transfer and convey unto EDWARD W. CUMMINS, his heirs and assigns, the following described property:

Land in Davidson County, Tennessee, being Lot No. 365 on the Plan of West Meade Farms, Inc., Section "K" of record in book 2133, page 47, said Register's Office.

Said Lot No. 365 fronts 125 feet on the westerly side of Brownlee Drive and runs back between parallel lines 355 feet to a dead line.

Being the same property conveyed to Warren L. Bone and wife, Debbie G. Bone by warranty deed of Herbert K. Westenberger and wife, Lois D. Westenberger of record in Book 5312, page 945, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said Edward W. Cummins, his heirs and assigns, forever.

AND GRANTORS COVENANT with the said Edward W. Cummins, that they are lawfully seized and possessed of said land, in fee simple, have a good right to convey it, and that it is unencumbered, except as follows:

1. 1987 Davidson County Metropolitan taxes are a lien against the property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with grantors paying their prorata part thereof to grantees, who will be responsible for payment of said taxes when they become due. Map-Par. No. 115-8-36.

2. Restrictive covenants contained in instrument of record in Book 2147, page 233, Register's Office for said County.

3. Matters appearing on the Plan of West Meade Farms, Section "K", of record in Book 2133, page 47, said Register's Office, including the following: (a) owner's certificate; (b) 80 ft. minimum building setback line from Brownlee Drive; (c) 10 ft. easement for public utility and drainage purposes lying along the rear boundary line.

01688

IDENTIFICATION REFERENCE

MAR 9 12 44 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

AND GRANTORS FURTHER COVENANT and bind themselves, their heirs and assigns, to warrant and forever defend the title to said property, to the said Edward W. Cummins, his heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands on this the 9th day of March, 1986.

WARREN L. BONE

DEBBIE G. BONE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Warren L. Bone and wife, Debbie G. Bone, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, on this the 9th day of March, 1987.

(SEAL)

Cynthia M. Beard
Notary Public

My Commission Expires:
Feb. 11, 1990

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $119,750.00.

Edward W. Cummins

Sworn to and subscribed to before me, on this the 9th day of March, 1987.

(SEAL)

Cynthia M. Beard

My Commission Expires:
Feb. 11, 1990

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

RECEIVED OF _____

FOR _____

BOOK 7160 PAGE 969

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01688

IDENTIF. REFERENCE

MAR 9 12 44 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 54584